\$625,000 - 3514 45 Avenue, Beaumont

MLS® #E4457587

\$625,000

3 Bedroom, 3.00 Bathroom, 2,169 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

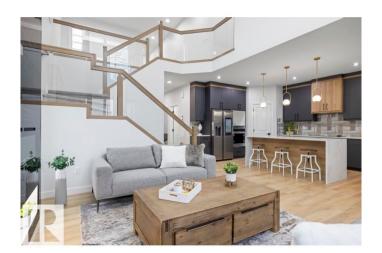
Welcome to this stunning single-family home in Beaumont, offering a double attached garage and separate side entrance. The main floor boasts a versatile den, full 3pc bath, spacious mudroom, and an open-concept living area anchored by a gourmet kitchen with a dedicated spice kitchenâ€"perfect for preparing traditional mealsâ€"flowing into a great room with tiled fireplace and open-to-above ceilings. Upstairs, enjoy a thoughtfully designed layout with laundry, a full 4pc bath, bonus room, and a serene prayer room. Three bedrooms include a luxurious primary retreat with a spa-inspired 5pc ensuite featuring double sinks, sit down make-up area, a freestanding tub, and a custom walk-in closet. Includes a \$5,000 appliance credit and rough grading. Photos from a previous build & may differ; interior colors are represented, upgrades may vary, appliances not included (hood fan included). Tentative completion November.



Essential Information

MLS® # E4457587 Price \$625,000

Bedrooms 3
Bathrooms 3.00







Full Baths 3

Square Footage 2,169 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3514 45 Avenue

Area Beaumont

Subdivision Triomphe Estates

City Beaumont
County ALBERTA

Province AB

Postal Code T4X 3G9

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors

Smoke, No Animal Home, No Smoking Home, See Remarks, HRV

System

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Airport Nearby, Golf Nearby, No Back Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 1

Zoning Zone 82

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Listing information last updated on September 13th, 2025 at 5:32pm MDT