Courtesy Of Mani Bagga Of Royal Lepage Magna

$918,800 - 4405 Triomphe Gate, Beaumont

MLS® #E4458178

$918,800
4 Bedroom, 4.00 Bathroom, 3,223 sqft
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to Triomphe Estates! Located in a quiet CUL-DE-SAC, this magnificent home offers over 3,222 sqft+ of finished living space, 5 bedrooms, 4 full baths, SPICE KITCHEN & WALKOUT BASEMENT! The main floor features 18-ft ceilings, expansive panel windows & feature wall fireplace! The dining area overlooking a fully fenced backyard gives direct access to the MAIN FLR BALCONY. The Chef-inspired gourmet kitchen features a U-SHAPED ISLAND, QUARTZ COUNTERTOPS & a double-wide refrigerator! A SPICE KITCHEN is complete w/ a 2nd set of appliances! A 5th bedroom & full bath complete the main flr! The glass & solid wood winder staircase leads you to the upper floor w/ 4 bedrms, incl a primary bedrm w/ 5 -pc ensuite, walk-in closet & UPPER BALCONY access! A BONUS ROOM, laundry rm, 2nd bedrm w/ 3 pc ensuite & access to a 2nd UPPER FLR BALCONY, 2 add. bedrms & common 3-pc bath complete this floor. The walkout basement gives endless possibilities to create you extra living space! WALKING DISTANCE TO A MAN-MADE LAKE!

Built in 2020

Essential Information

MLS® #	E4458178
Price	$918,800

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,223
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4405 Triomphe Gate
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C3

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement, See Remarks
Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Calmar Elementary School
Middle	Calmar Secondary School
High	Leduc Composite Highschool

Additional Information

Date Listed	September 17th, 2025
Days on Market	15
Zoning	Zone 82

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Listing information last updated on October 2nd, 2025 at 7:47pm MDT