

\$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 kitchen—perfect for preparing traditional meals—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.

Built in 2025

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 4

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 4:02pm MDT