

# \$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                10  
Zoning                              Zone 82

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