

Courtesy of Gina Johnson of RE/MAX River City

\$699,900 - 4408 Triomphe Gate, Beaumont

MLS® #E4192163

\$699,900

3 Bedroom, 3.00 Bathroom, 1,507 sqft
Single Family on 0 Acres

Triomphe Estates, Beaumont, AB

Welcome Home!! This Tasteful & Elegant home was built by Royer Homes, Fully developed 1500sqft Bungalow with a Tandem Triple Attached, & Heated Garage (man cave) with Epoxy floor! Gorgeous Foyer gives away to an Elegant, Open floor plan bringing your eye to the Gas Fire place & mantle framed by large windows & vaulted ceilings. Engineered Hardwood leads to Dark, Rich Cabinetry, Gorgeous Granite counter tops, Stainless appliances, Walk through pantry & Island. Garden Doors open to Your maintenance free deck, gas hook up for BBQ & West facing a walking trail. Master bedroom boasts access to the deck, 5 Pce ensuite with a jetted tub, spacious shower, water room, double sinks & massive WIC. Den/Office just off the front door along with a 2 Pce powder room. Downstairs you will find high ceilings, another cozy fireplace, Theater Room, 2 more Bedrooms, 3 pce bath, Wine Cellar & Mechanical room. Numerous Extras, Central A/C, 2 Furnaces, Underground sprinkler system, exposed aggregate, stamped concrete driveway, Air filtration



Built in 2012

Essential Information

| | |
|--------|-----------|
| MLS® # | E4192163 |
| Price | \$699,900 |

| | |
|----------------------|------------------------------------|
| Bedrooms | 3 |
| Bedrooms Above Grade | 1 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Has Ensuite | Y |
| Square Footage | 1,507 |
| Acres | 0.15 |
| Year Built | 2012 |
| Property Type | Single Family |
| Building Type | Residential Detached Single Family |
| Style | Bungalow |

Community Information

| | |
|-------------|--------------------|
| Address | 4408 Triomphe Gate |
| Area | Beaumont |
| Community | Triomphe Estates |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0C3 |

Amenities

| | |
|-------------------------|--|
| Features | Air Conditioner, Deck, Detectors Smoke, Porch, Hot Water Natural Gas, No Smoking Home, Sprinkler System-Underground, Vaulted Ceiling |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Park/Reserve, Schools, Shopping Nearby |
| Parking | Heated, Insulated, Tandem, Triple Garage Attached |
| # Garage Parking Spaces | 3 |

Interior

| | |
|----------------|---|
| Flooring | Carpet, Engineered Wood, Non-Ceramic Tile |
| Goods Included | Air Cleaner-Electronic, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Projector |
| Heating | Forced Air-2 |
| Has Basement | Yes |
| Basement | Full, Fully Finished |

| | |
|--------------|-------------------------------|
| Fireplace | Yes |
| Fireplaces | Gas, Glass Door, Stone Facing |
| # of Stories | 2 |

Exterior

| | |
|--------------|------------------|
| Exterior | Stone, Vinyl |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |
| Foundation | Concrete |

School Information

| | |
|------------|-------------------|
| Elementary | Ecole Beau Meadow |
|------------|-------------------|

Additional Information

| | |
|----------------|-------------|
| Lot Shape | Rectangular |
| Front Exposure | East |

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on June 2nd, 2020 at 5:46pm CDT