



## 3608 45 Avenue Beaumont AB

\$564,900

Step inside this gorgeous, well-maintained 2147 s.f. home on quiet street in Triomphe Estates. Finished in porcelain tile and engineered hardwood on the main, you will find a convenient office by the front door. Go past the powder room and enjoy the soaring ceiling in the Great room with custom window coverings with remote, and elegant electric fireplace. The gourmet kitchen has a generous island, quartz counters, attractive LED and baseboard lighting, and built-in appliances. Go through the walk-through pantry to the laundry area, which leads to the double garage with floor drain. On the upper level, enjoy the large Bonus Room open to below. The Primary bedroom is massive and has a walk-in closet and luxurious 5-pc ensuite with large shower and tub. Down the hall are 2 other bedrooms and a full bath. The basement is unspoiled with separate entrance, 9-ft ceilings and large windows. Your fenced yard is attractive with large deck and perennials. Close to schools and park in great location - Wow!

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

ckurek@shaw.ca  
<http://www.cherylkurek.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)