



## Beaumont Alberta

\$539,900

Triomphe Estates is perfectly situated on the east side of Beaumont, within walking distance to the Coloniale Golf Club and just minutes from the 34 Street exit. This impeccable, bright, and spacious home features expansive windows that bathe the interior in natural light. The main floor offers an open concept layout connecting the living room, kitchen, and dining area ideal for entertaining or everyday family living. Patio doors lead to a large deck overlooking the fenced backyard, while a 2pc powder room and main floor laundry add convenience. Upstairs, the primary suite is a true retreat, with elegant double doors and a luxurious 5pc ensuite complete with a relaxing jacuzzi tub. A generous bonus room provides flexible space for a family room, home office, or entertainment area. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement expands the living space with a recreation area, an extra bedroom, & another full bathroom perfect for a growing family or guests. (id:6769)

Family room 5.66 m X 4.23 m

Bedroom 4 3.33 m X 2.85 m

Living room 3.48 m X 4.26 m

Dining room 2.4 m X 2.36 m

Kitchen 3.69 m X 3 m

Primary Bedroom 3.56 m X 4.37 m

Bedroom 2 4.08 m X 2.8 m

Bedroom 3 4.38 m X 2.87 m

Bonus Room 3.62 m X 4.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.sharonjosey.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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