

## \$655,000 - 3510 45 Ave, Beaumont

MLS® #E4431659

**\$655,000**

3 Bedroom, 3.00 Bathroom, 2,027 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

The Aria model by Vita Homes showcases modern elegance and functional design, ideal for contemporary family living in Beaumont. This beautifully crafted home blends clean architectural lines with natural light to create a warm, inviting atmosphere. With an open-concept layout, the Aria enhances flow between the living, dining, and kitchen areas—perfect for daily living and entertaining. Expansive windows fill the home with sunlight, highlighting sleek finishes and modern fixtures throughout. Every detail is designed to maximize comfort and efficiency without compromising on style. Whether you're enjoying a quiet evening in the spacious living room, cooking in the chef-inspired kitchen, or relaxing in one of the well-appointed bedrooms, the Aria delivers a perfect mix of luxury and livability. Built with quality materials and Vita Homes'™ trusted craftsmanship, it reflects true contemporary excellence. From its eye-catching exterior to its smart, family-friendly layout, this home has everything.



Built in 2025

### Essential Information

MLS® # E4431659

Price \$655,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,027                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3510 45 Ave      |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2X1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed April 18th, 2025

Days on Market 20

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 May 8th, 2025 at 8:47pm MDT