

## \$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 19

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 7th, 2025 at 5:32am MDT