# \$735,000 - N/A, Beaumont

MLS® #E4445973

### \$735,000

5 Bedroom, 4.50 Bathroom, 2,323 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Rare opportunity in Triomphe Estates! Welcome to 3518 42 Avenue in Beaumontâ€"an ideal property for homeowners and investors! This well appointed home features a legal 1-bedroom, 1-bathroom basement suite and a separate 1-bedroom, 1-bathroom garden suite, offering two great mortgage helpers or strong cash flow potential if fully rented. The main home boasts modern finishes, a spacious layout, and plenty of natural light, perfect for family living. Both suites have private entrances, full kitchens, and in-suite laundry, providing excellent rental appeal. Located in a growing, family-friendly neighborhood close to schools, parks, and amenities, this is a rare opportunity to own a versatile, income-generating property. Live in one unit and rent the others, or rent all three for maximum return!

Built in 2025

# **Essential Information**

MLS® # E4445973 Price \$735,000

Bedrooms 5

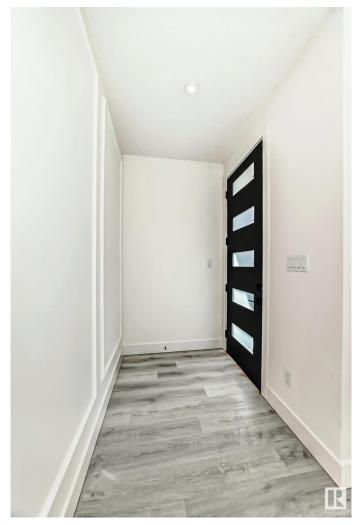
Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,323





Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address N/A

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B3

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Forced Air-2, Natural Gas

Stories 4

Has Suite Yes
Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Back Lane, Not Fenced, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 12

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 July 16th, 2025 at 1:17pm MDT