\$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

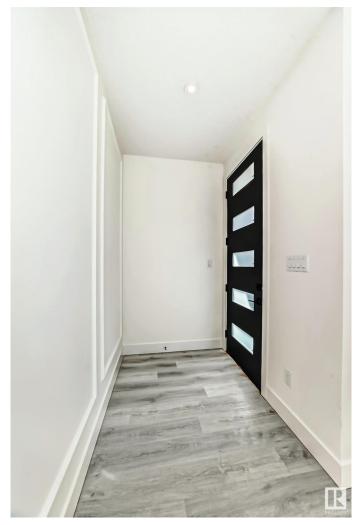
Bathrooms 4.50

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 11

Zoning Zone 82



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