\$649,900 - 3523 42 Ave, Beaumont

MLS® #E4440386

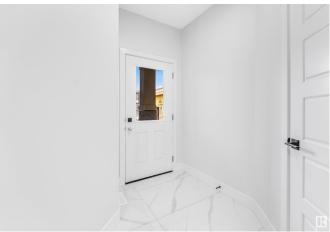
\$649,900

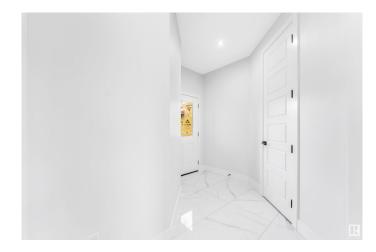
4 Bedroom, 4.00 Bathroom, 2,422 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

** TWO MASTER BEDROOM ON UPPER LEVEL & 26 POCKET LOT**This residence features a total of 4 Bedrooms and 4 Bathrooms. It is a newly Elegant home offer main floor FULL BED & BATH, SPICE KITCHEN, OPEN TO BELOW and SIDE ENTRANCE. Total of 4 BEDS and 3 Full BATHS. The main floor offers an open concept entertaining area w/Kitchen, dining & living room. The kitchen offers a large island w/eating bar & Quartz counter tops, a large dining space and a pantry .With high ceilings that are open to the second level and a cozy fireplace, the living room is the perfect space and lots windows to gather the family. Completing this floor is 1 full bath & a bedroom/den. Upstairs you will find the additional 4 bedrooms (including the HUGE master w/ private ensuite), a bonus room, laundry & the third bathroom. The basement has a SEPARATE ENTRANCE and awaits your personal touch. Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centres.







Built in 2025

Essential Information

MLS® # E4440386 Price \$649,900

| Bedrooms | 4 |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,422 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 3523 42 Ave |
|-------------|------------------|
| Area | Beaumont |
| Subdivision | Triomphe Estates |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3G4 |

Amenities

| Amenities | Carbon Monoxid | e Detectors, | Ceiling | 9 ft | , Detectors | Smoke, | 9 | ft. |
|-----------|------------------|--------------|---------|------|-------------|--------|---|-----|
| | Basement Ceiling | | | | | | | |
| Parking | Double Garage A | tached | | | | | | |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

Exterior Wood, Stone, Vinyl Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby

| Roof | Asphalt Shingles |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date ListedJune 4th, 2025Days on Market61ZoningZone 82

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Listing information last updated on August 4th, 2025 at 5:32pm MDT