

## \$696,000 - 3520 42 Ave Avenue, Beaumont

MLS® #E4465264

**\$696,000**

6 Bedroom, 5.00 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

3 UNITS in 1 Property! 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE – a never lived in, brand new 2-storey home. Offering main floor bedroom and FULL Bath for a total of 6 bedrooms. This property opens you up to so many opportunities. With a legal 1-bedroom basement suite plus a 1-bedroom garage suite, providing two incredible mortgage helpers or strong cash flow opportunities if fully rented. The main home showcases modern finishes, a bright and spacious layout, and quality craftsmanship throughout – perfect for comfortable family living. Both suites feature private entrances, full kitchens, and in-suite laundry for added convenience and tenant appeal. Located in the desirable Triomphe Estates community, close to schools, parks, and amenities, this home is the total package – live in one and rent the others, or rent all three for high end return!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465264  |
| Price          | \$696,000 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 1,751     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3520 42 Ave Avenue |
| Area        | Beaumont           |
| Subdivision | Triomphe Estates   |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3G4            |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Slab                                  |

### Additional Information

Date Listed November 9th, 2025

Days on Market 5

Zoning Zone 82

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Listing information last updated on November 14th, 2025 at 7:47pm MST