# \$649,900 - 3523 42 Ave, Beaumont

MLS® #E4440386

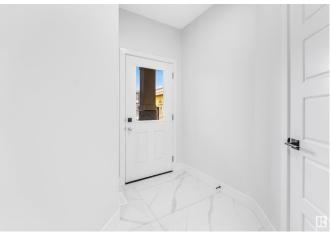
#### \$649,900

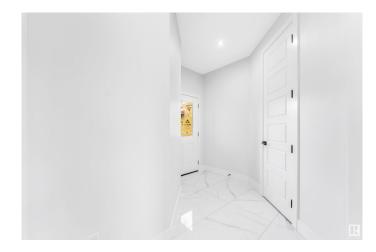
4 Bedroom, 4.00 Bathroom, 2,422 sqft Single Family on 0.00 Acres

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 Market75ZoningZone 82

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Listing information last updated on August 18th, 2025 at 7:47am MDT