

**\$758,000 - N/A, Beaumont**

MLS® #E4445973

**\$758,000**

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 Beaumont—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	\$758,000
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	2

Zoning

Zone 82



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Listing information last updated on July 6th, 2025 at 3:02pm MDT