# \$649,000 - 3513 42 Avenue, Beaumont

MLS® #E4418468

## \$649,000

4 Bedroom, 3.00 Bathroom, 2,191 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This beautiful single family home is located on a 26 pocket lot comes with tons of custom finishes and upgrades. Upon entry you will find a closet, Full bathroom and a bedroom. Large windows in the open to above living area lets immense amount of natural light into the house. You will also find your dream chef's kitchen with spice kitchen. Upstairs has owner's suite with a walk-in closet and 5 pc ensuite, 2 generous size secondary bedrooms, bonus room and upstairs laundry. Close to the airport and other amenities. Don't miss out on this amazing opportunity to call it your home!!



# **Essential Information**

MLS® # E4418468

Price \$649,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,191

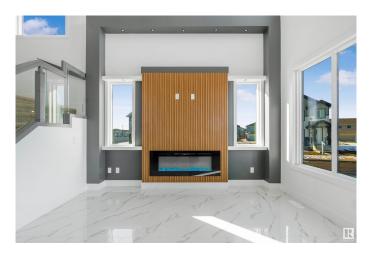
Acres 0.00

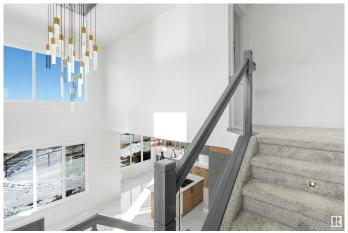
Year Built 2024

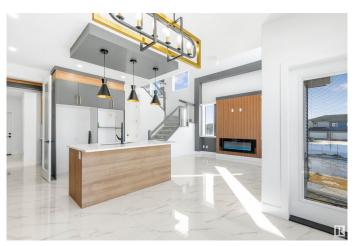
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







# **Community Information**

Address 3513 42 Avenue

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3A7

#### **Amenities**

Amenities Carbon Monoxide Detectors, See Remarks, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed January 17th, 2025

Days on Market 91

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 2:17pm MDT