

Courtesy Of . Ravinder Singh Gill Of Exp Realty

## \$879,000 - 3816 42 Avenue, Beaumont

MLS® #E4419795

**\$879,000**

5 Bedroom, 4.00 Bathroom, 2,659 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This luxurious custom-built home combines elegance, comfort, and functionality with high-end finishes throughout. The main floor features two spacious living areas, one of which is open to above, creating a grand and airy atmosphere. A gourmet kitchen with an extended kitchen and a separate spice kitchen provides ample space for cooking, while a main floor bedroom with a full bath offers convenience for guests or multi-generational living. Upstairs, you'll find four generously sized bedrooms, including two master suites with walk-in closets and luxurious ensuites, two additional bedrooms with a common bathroom, a bonus room, and a convenient laundry room. The home also features an unfinished walkout basement, offering endless customization possibilities. A covered deck provides year-round outdoor enjoyment, while a triple car garage ensures ample parking and storage. Blending modern elegance with thoughtful design, this home is perfect for families seeking both luxury and practicality.

Built in 2023

### Essential Information

MLS® #	E4419795
Price	\$879,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,659
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3816 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Walkout Basement, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Water Conditioner, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 30th, 2025  
Days on Market 70  
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 10th, 2025 at 7:02am MDT