

# \$599,750 - 4118 38 Street, Beaumont

MLS® #E4429748

**\$599,750**

5 Bedroom, 3.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to a fantastic opportunity in beautiful Beaumont! This property features two amazing rental units, perfect for anyone looking to invest in real estate. First Unit: 3 comfortable bedrooms and 2.5 bathrooms Happy tenants who wish to continue living here Second Unit: 2 cozy bedrooms and 1 full bathroom Currently available for new renters Beaumont is a wonderful, peaceful town close to the city, offering the perfect blend of quiet living and easy access to everything you need. It's near the airport and major highways, making it easy for commuting. Donâ€™t miss out on this great investmentâ€™ exceptional opportunity in Beaumont!

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4429748      |
| Price          | \$599,750     |
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,665         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4118 38 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B2          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Level Land, Picnic Area, Playground Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 8th, 2025 |
|-------------|-----------------|

Days on Market 25  
Zoning Zone 82



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Listing information last updated on May 3rd, 2025 at 9:32am MDT