

Courtesy Of Kris J Lindberg Of Exp Realty

## \$659,900 - 3804 42 Avenue, Beaumont

MLS® #E4443643

**\$659,900**

4 Bedroom, 3.50 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to the beautiful community of Triomphe Estates Beaumont. This stunning 2-storey custom-built home boasts almost 2,200 sq. ft. 4 bedroom and 3.5 baths. The main floor features an inviting den, a modern kitchen, a cozy living room with an open concept design with a fireplace and bright dining area. The main floor also features a 2 piece bathroom and walk through pantry adding convenience and accessibility. On the way to the upper level. The upgraded curved staircase and open to above concept will be sure to impress. The master bedroom with a luxurious 5-piece ensuite featuring a stand-up shower, relaxing soaker tub and a huge walk-in closet. The two additional secondary bedrooms share a common bathroom, the laundry room adds practical convenience to the upper floor. The bonus room offers great extra space for family or just privacy. The home also offers a side entrance to the basement. Which lead to a fully legal SECONDARY SUITE which has not been lived in (brand new) which is a huge bonus.

Built in 2023

### Essential Information

MLS® # E4443643

Price \$659,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3804 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	62
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 August 21st, 2025 at 4:02am MDT