\$649,900 - 3523 42 Ave, Beaumont

MLS® #E4440386

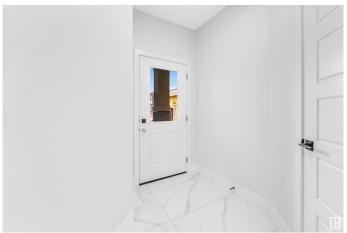
\$649.900

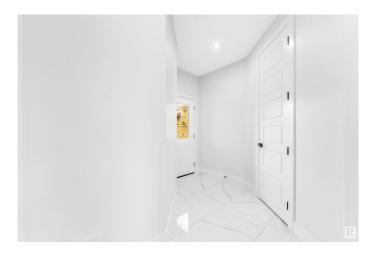
4 Bedroom, 4.00 Bathroom, 2,422 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

** TWO MASTER BEDROOM ON UPPER LEVEL & 26 POCKET LOT**This residence features a total of 4 Bedrooms and 4 Bathrooms. It is a newly Elegant home offer main floor FULL BED & BATH, SPICE KITCHEN, OPEN TO BELOW and SIDE ENTRANCE. Total of 4 BEDS and 3 Full BATHS. The main floor offers an open concept entertaining area w/Kitchen, dining & living room. The kitchen offers a large island w/eating bar & Quartz counter tops, a large dining space and a pantry . With high ceilings that are open to the second level and a cozy fireplace, the living room is the perfect space and lots windows to gather the family. Completing this floor is 1 full bath & a bedroom/den. Upstairs you will find the additional 4 bedrooms (including the HUGE master w/ private ensuite), a bonus room, laundry & the third bathroom. The basement has a SEPARATE ENTRANCE and awaits your personal touch. Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centres.







Built in 2025

Essential Information

MLS® # E4440386 Price \$649,900 Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,422

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 3523 42 Ave

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3G4

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 9 ft.

Basement Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces None

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed June 4th, 2025

Days on Market 86

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 29th, 2025 at 4:02am MDT