

## \$609,900 - 4202 38a Street, Beaumont

MLS® #E4424360

**\$609,900**

5 Bedroom, 4.00 Bathroom, 2,053 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

**\*\*FIRST TIME HOME BUYER & INVESTORS\*\* FULLY FINISHED RENTAL potential BASEMENT.** This beautiful 2-storey home with a double-attached garage in Triomphe Estates is perfect for a growing family, offering 2800 + sq. ft. of living space with 5 bedrooms and 4 full bathrooms. The main floor features an open-concept design ideal for entertaining, with a spacious kitchen , dining, FULL BED & BATH and living area. The kitchen is equipped with a large island with an eating bar, quartz countertops, and a pantry. The living room boasts high ceilings open to the second level, a cozy fireplace, and large windows, creating a bright and welcoming atmosphere. A full bathroom and a bedroom/den complete this level. Upstairs, you'll find 3 additional bedrooms, including a huge primary suite with a private ensuite, a bonus room, a laundry room, and a third full bathroom.and a separate entrance.

Built in 2023

### Essential Information

MLS® #	E4424360
Price	\$609,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	2,053
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4202 38a Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	58

## 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 May 1st, 2025 at 2:32am MDT