

## **\$429,900 - 3614 42 Avenue, Beaumont**

---

MLS® #E4427600

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Quality built home by Award winning "Montorio Homes" includes a SIDE ENTRY for a future legal suite, 3 bdrms, 2.5 baths, 9' ceilings & LVP flooring on the main level. Beautifully finished with Quartz countertops throughout, high quality cabinetry w/ soft close drawers & cabinets, tile backsplash, a generous sized pantry & a \$3500 appliance allowance.

Upstairs features the laundry, a spacious primary suite with a walk-in closet and ensuite.

Located in the highly desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, the Airport, freeways & Shopping Centers. Beaumont is one of the safest cities in Canada and offers trendy restaurants & cafes. Rec. Centre with indoor pools, field house, hockey rink & gym. Enjoy vast walking/ biking trails, green spaces, playgrounds, splash park, swimming, skating and a designated school within walking distance. Alberta New Home Warranty provided. Fall in love with your new lifestyle!



Built in 2025

### **Essential Information**

MLS® #                      E4427600

Price                        \$429,900

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3614 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks



### Lazio I

#### Job 2550-TO

3614 - 42 Avenue, Beaumont

1,158 sqft  
 9'-1" Main Floor Ceiling Height  
 Luxury Vinyl Plank throughout Main Floor  
 Side Entrance  
 Appliance Allowance  
 Quartz Countertops in Kitchen & Bathrooms  
 Tile in all Second Floor Bathrooms  
 Stand-up Shower in Ensuite  
 High Efficiency Furnace



Upper Floor Area: 582 sqft



Main Floor Area: 576 sqft

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

### School Information

Elementary	Ecole Dansereau Meadows
Middle	Ecole Dansereau Meadows
High	Beaumont Composite High

### Additional Information

Date Listed	March 26th, 2025
Days on Market	36
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 6:02am MDT