

# \$659,000 - 3519 42 Avenue, Beaumont

MLS® #E4453702

**\$659,000**

4 Bedroom, 3.00 Bathroom, 2,316 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This beautiful single family home is located on a 26 pocket lot comes with tons of custom finishes and upgrades. Upon entry you will find a closet, Full bathroom and a bedroom. Large windows in the open to above living area lets immense amount of natural light into the house. You will also find your dream chef's kitchen with spice kitchen. Upstairs has owner's suite with a walk-in closet and 5 pc ensuite, 2 generous size secondary bedrooms, bonus room and upstairs laundry. Close to the airport and other amenities. Don't miss out on this amazing opportunity to call it your home!!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453702               |
| Price          | \$659,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,316                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3519 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3A7          |

## Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 65                |
| 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 October 23rd, 2025 at 7:17pm MDT