

Courtesy Of Kris J Lindberg Of Exp Realty

## \$639,900 - 3804 42 Avenue, Beaumont

MLS® #E4457621

**\$639,900**

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® # E4457621

Price \$639,900



|                |                        |
|----------------|------------------------|
| 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    | September 12th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 17th, 2025 at 3:17am MDT