\$429,900 - 3614 42 Avenue, Beaumont

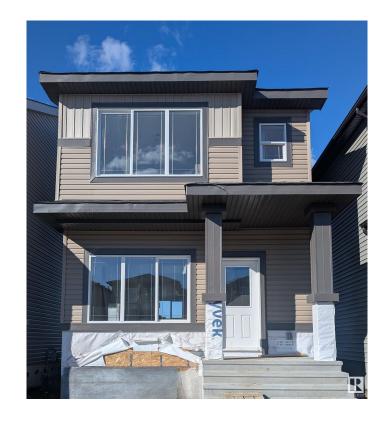
MLS® #E4427600

\$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

2.50 **Bathrooms**

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

3614 42 Avenue Address

Area Beaumont

Subdivision **Triomphe Estates**

City Beaumont County **ALBERTA**

Province AB

Postal Code T4X 3B3



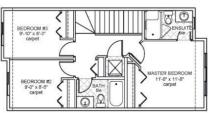
Lazio I

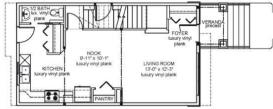
Job 2550-TO

3614 - 42 Avenue, Beaumont

Quartz Countertops in Kitchen & Bathroo Tile in all Second Floor Bathrooms

Stand-up Shower in Ensuite High Efficiency Furnace





Main Floor Area: 576 sqft

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

Hood Fan, See Remarks, Builder Appliance Credit **Appliances**

Forced Air-1, Natural Gas Heating

Stories 2

Has Basement Yes

Full, Unfinished Basement

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

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ecole Dansereau Meadows

Middle Ecole Dansereau Meadows

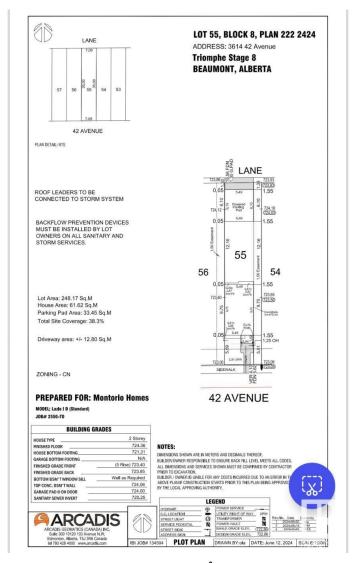
High Beaumont Composite High

Additional Information

Date Listed March 26th, 2025

Days on Market 38

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 3rd, 2025 at 2:32pm MDT