

# \$649,900 - 3509 42 Avenue, Beaumont

MLS® #E4424990

**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,155 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

**\*\* TWO MASTER BEDROOM ON UPPER LEVEL & 26 POCKET LOT\*\***This residence features a total of 4 Bedrooms and 4 Bathrooms. It is a newly Elegant home offer main floor FULL BED & BATH, SPICE KITCHEN, OPEN TO BELOW and SIDE ENTRANCE. Total of 4 BEDS and 3 Full BATHS. The main floor offers an open concept entertaining area w/Kitchen, dining & living room. The kitchen offers a large island w/eating bar & Quartz counter tops, a large dining space and a pantry .With high ceilings that are open to the second level and a cozy fireplace, the living room is the perfect space and lots windows to gather the family. Completing this floor is 1 full bath & a bedroom/den. Upstairs you will find the additional 4 bedrooms (including the HUGE master w/ private ensuite), a bonus room, laundry & the third bathroom. The basement has a SEPARATE ENTRANCE and awaits your personal touch.Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centres.



Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424990  |
| Price  | \$649,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,155                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3509 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0C4          |

### **Amenities**

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

### **Interior**

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

### **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 9th, 2025

Days on Market      32

Zoning                 Zone 82

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Listing information last updated on April 10th, 2025 at 6:47am MDT