

\$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 |

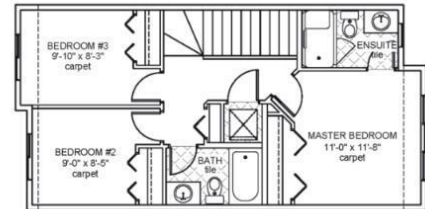


Lazio I

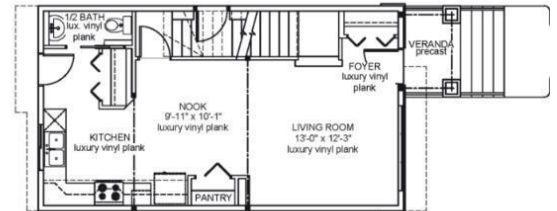
Job 2550-TO

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

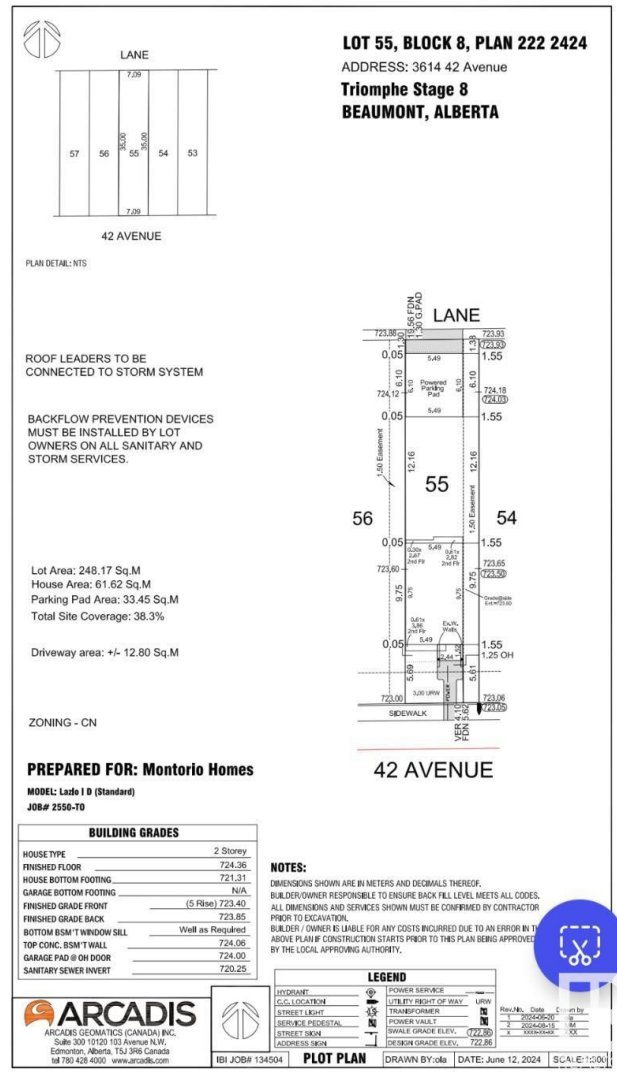
Roof Asphalt Shingles
 Construction Wood, Asphalt, Stone, Vinyl
 Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed March 26th, 2025
 Days on Market 9
 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 April 4th, 2025 at 11:32am MDT