

## \$565,000 - 4412 38a Street, Beaumont

MLS® #E4439478

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,720 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to 4412 38A Street, in vibrant Triomphe Estates, Beaumont. This charming home offers modern comfort and potential for future growth. The bright, open-concept main floor features a spacious living area and a contemporary kitchen with ample counter space and modern finishes. This home boasts 3 generously sized bedrooms and 2.5 bathrooms. The master suite includes a private ensuite bathroom, creating a serene retreat. An unfinished basement offers an excellent opportunity to create a legal basement suite, adding potential rental income. Located in a family-friendly neighborhood, this home is within walking distance to top-rated schools like École Beau Meadow School and École Saint-Vital. Beaumont offers shopping centers, dining options, and recreational facilities, all nearby. Enjoy the beautiful parks and green spaces, perfect for outdoor activities. The welcoming community and convenient location make 4412 38A Street a fantastic place to call home. Don't miss out!

Built in 2016

### Essential Information

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Price \$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4412 38a Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B8

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	École Beau Meadow School
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**Additional Information**

Date Listed	May 30th, 2025
Days on Market	40
Zoning	Zone 82

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