

# \$437,000 - 3714 42 Avenue, Beaumont

MLS® #E4458310

**\$437,000**

3 Bedroom, 2.50 Bathroom, 1,310 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Experience Triomphe Estates! This immaculately maintained 3 bed / 2.5 bath Montorio-built home welcomes you with its luxury vinyl floors, 9' ceilings, and open-concept layout. Beyond the dining area lies your stylish kitchen with quartz countertops, stainless steel appliances, and pantry. Upstairs, the primary suite includes a walk-in closet and 3-piece ensuite, plus 2 additional bedrooms, the 4-piece main bath, and your laundry. With its separate side entrance and bathroom rough-in, the unfinished basement provides the perfect space for storage or future suite development. Convenience is key with the completed landscaping and large rear parking pad. Located close to schools, parks, shopping, walking trails, the airport, the Anthony Henday, and South-Edmonton Common, you'll be close to all the action. A must-see!

Built in 2024

## Essential Information

MLS® #	E4458310
Price	\$437,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,310
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3714 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	2
Parking	No Garage, Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ecole Bellevue, Ecole JE
Middle	Ecole JE, Ecole Coloniale
High	Beaumont Comp High

**Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 82

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