# \$429,900 - 3614 42 Avenue, Beaumont

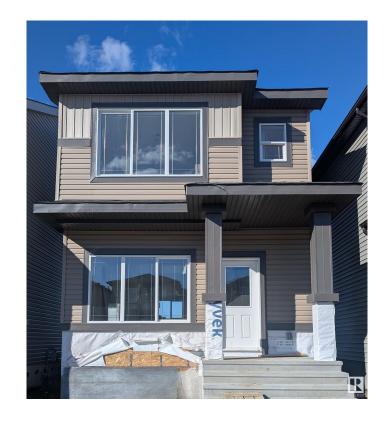
MLS® #E4427600

## \$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



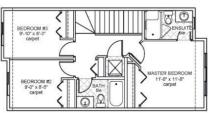
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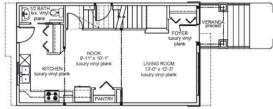
Job 2550-TO

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

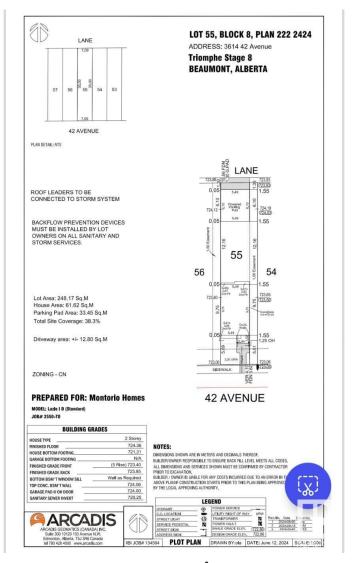
High Beaumont Composite High

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 24

Zoning Zone 82



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Listing information last updated on April 19th, 2025 at 8:17pm MDT