

# \$559,900 - 3502 42 Avenue, Beaumont

MLS® #E4451622

## \$559,900

4 Bedroom, 3.00 Bathroom, 2,015 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Stunning corner lot detached home in Beaumont! This bright, open-concept layout features luxury vinyl plank flooring throughout the main floor, a cozy electric fireplace with feature wall in the living area, and a spacious kitchen with backsplash and designated space for built-in appliances. The dining and living areas are seamlessly connected, perfect for entertaining. A main floor bedroom with large window, full closet, and a full bath offers flexibility for guests or family. Upstairs boasts a bonus room, a primary bedroom with feature wall and ensuite, two more bedrooms, a shared full bath, and convenient second-floor laundry. Large windows throughout flood the home with natural light. Includes double car garage. Located in a family-friendly community, this home offers comfort, space, and style!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451622  |
| Price          | \$559,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,015     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3502 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3G4          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 82          |

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