# \$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!

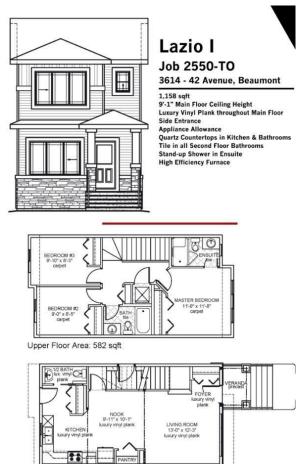


Built in 2025

#### **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
Туре	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

- Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Amenities 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

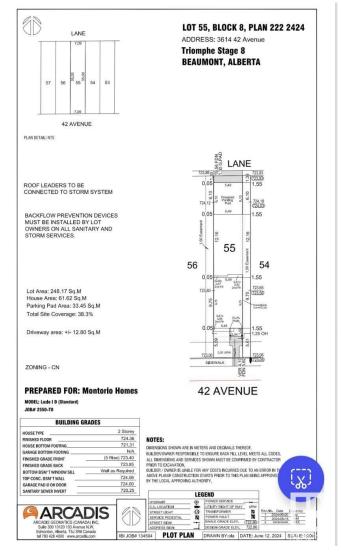
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

## **School Information**

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

#### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	35
Zoning	Zone 82



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Listing information last updated on April 30th, 2025 at 6:02pm MDT