

## \$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	3
Zoning	Zone 82

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