

# \$424,900 - 3618 42 Avenue, Beaumont

MLS® #E4459742

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,158 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This modern 2-storey home in Beaumont offers a thoughtful blend of comfort and function. Featuring 3 spacious bedrooms and 2.5 bathrooms, the home is designed with 9 ft ceilings and vinyl plank flooring throughout for a bright, open feel. The kitchen showcases quartz countertops and comes complete with an appliance package, perfect for both everyday living and entertaining. Upstairs, youâ€™ll find the convenience of second-floor laundry, keeping chores simple and efficient. The master suite features a 3 piece ensuite. Additional highlights include a separate side entrance, a high-efficiency furnace, and a well-planned layout suited for families or investors alike. Welcome home! **PROMO: FREE GARAGE INCLUDED!**



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459742  |
| Price          | \$424,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,158     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3618 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B3          |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | See Remarks                |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Garage Opener, Hood Fan   |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 82              |

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