

# \$758,000 - N/A, Beaumont

MLS® #E4445970

## \$758,000

6 Bedroom, 5.00 Bathroom, 2,547 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Investor Alert!! This beautifully designed home features a main floor bedroom and full bathroom, offering added convenience for those seeking main-level living. The property also includes a legal 1-bedroom, 1-bathroom basement suite with a private entrance, plus a 1-bedroom, 1-bathroom garden suite, providing excellent rental income potential or mortgage helpers. With modern finishes, spacious layouts, and separate living spaces, this property is perfect for investors or homeowners looking to generate cash flow while living in a desirable, family-friendly neighborhood. Close to schools, parks, and amenities, this home offers incredible versatility and value.



Built in 2025

## Essential Information

MLS® #	E4445970
Price	\$758,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,547
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 6th, 2025 at 6:02am MDT