

# \$437,000 - 3714 42 Avenue, Beaumont

MLS® #E4458310

## \$437,000

3 Bedroom, 2.50 Bathroom, 1,310 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Experience Triomphe Estates! This immaculately maintained 3 bed / 2.5 bath Montorio-built home welcomes you with its luxury vinyl floors, 9' ceilings, and open-concept layout. Beyond the dining area lies your stylish kitchen with quartz countertops, stainless steel appliances, and pantry. Upstairs, the primary suite includes a walk-in closet and 3-piece ensuite, plus 2 additional bedrooms, the 4-piece main bath, and your laundry. With its separate side entrance and bathroom rough-in, the unfinished basement provides the perfect space for storage or future suite development. Convenience is key with the completed landscaping and large rear parking pad. Located close to schools, parks, shopping, walking trails, the airport, the Anthony Henday, and South-Edmonton Common, you'll be close to all the action. A must-see!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458310  |
| Price      | \$437,000 |
| Lease Rate | \$7       |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,310                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3714 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B3          |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | No Garage, Parking Pad Cement/Paved                                                                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ecole Bellevue, Ecole JE  
Middle                              Ecole JE, Ecole Coloniale  
High                                Beaumont Comp High

**Additional Information**

Date Listed                      September 18th, 2025  
Days on Market                9  
Zoning                              Zone 82

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