

# \$629,000 - 3715 3715 42 Avenue, Beaumont

MLS® #E4430555

**\$629,000**

3 Bedroom, 3.00 Bathroom, 2,137 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This fully upgraded, brand-new home is designed to impress with next-level finishes throughout. Featuring an open-to-below layout that floods the main floor with natural light, this showstopper includes a convenient main floor bedroom and full bath, perfect for guests or multi-generational living. The chef-inspired spice kitchen adds function and flair to the modern main kitchen. Enjoy low-maintenance vinyl and tile flooring throughout the entire home—no carpet, no compromise. Every detail has been thoughtfully curated for style, comfort, and functionality. Don’t miss your chance to own this stunning, move-in-ready masterpiece!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430555               |
| Price          | \$629,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,137                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3715 3715 42 Avenue |
| Area        | Beaumont            |
| Subdivision | Triomphe Estates    |
| City        | Beaumont            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T4X 3B3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                      |
| Exterior Features | Airport Nearby, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stone, Vinyl                      |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 23               |
| 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 May 4th, 2025 at 10:47am MDT