

\$429,900 - 3614 42 Avenue, Beaumont

MLS® #E4427600

\$429,900

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Quality built home by Award winning "Montorio Homes" includes a SIDE ENTRY for a future legal suite, 3 bdrms, 2.5 baths, 9' ceilings & LVP flooring on the main level. Beautifully finished with Quartz countertops throughout, high quality cabinetry w/ soft close drawers & cabinets, tile backsplash, a generous sized pantry & a \$3500 appliance allowance. Upstairs features the laundry, a spacious primary suite with a walk-in closet and ensuite. Located in the highly desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, the Airport, freeways & Shopping Centers. Beaumont is one of the safest cities in Canada and offers trendy restaurants & cafes. Rec. Centre with indoor pools, field house, hockey rink & gym. Enjoy vast walking/ biking trails, green spaces, playgrounds, splash park, swimming, skating and a designated school within walking distance. Alberta New Home Warranty provided. Fall in love with your new lifestyle!



Built in 2025

Essential Information

| | |
|----------|-----------|
| MLS® # | E4427600 |
| Price | \$429,900 |
| Bedrooms | 3 |

| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,203 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3614 42 Avenue |
| 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, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan, See Remarks, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Asphalt, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |



Lazio I

Job 2550-TO

3614 - 42 Avenue, Beaumont

1,158 sqft
 9'-1" Main Floor Ceiling Height
 Luxury Vinyl Plank throughout Main Floor
 Side Entrance
 Appliance Allowance
 Quartz Countertops in Kitchen & Bathrooms
 Tile in all Second Floor Bathrooms
 Stand-up Shower in Ensuite
 High Efficiency Furnace



Upper Floor Area: 582 sqft



Main Floor Area: 576 sqft

| | |
|--------------|-----------------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Ecole Dansereau Meadows |
| Middle | Ecole Dansereau Meadows |
| High | Beaumont Composite High |

Additional Information

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|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 42 |
| Zoning | Zone 82 |



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Listing information last updated on May 7th, 2025 at 6:47am MDT