# \$579,900 - 4207 38 Street, Beaumont

MLS® #E4442158

#### \$579,900

5 Bedroom, 3.50 Bathroom, 1,601 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Investor Alert! Secure immediate income and long-term upside in one of Alberta's hottest rental markets! Discover a turnkey opportunity in thriving Beaumont: this 2-storey home offers a 1,600 SF main suite (3 beds, 2.5 baths) plus a fully legal 2-bedroom basement suiteâ€"both tenanted with leases to be assumed. Enjoy low-maintenance LVP flooring on the main and in the basement, with cozy carpet on the second floor and elegant tile accents throughout. Beaumont boasts top-rated schools, parks, quick access to Edmonton & the airport, and robust rental demand. With modern layouts, stable cash flow, and a growing community, this property is an investor's dream.



#### **Essential Information**

MLS® # E4442158 Price \$579,900

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,601 Acres 0.00

Year Built 2024





Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4207 38 Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B2

#### **Amenities**

Amenities Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Window

Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Not Fenced, Not Landscaped, Playground

Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 13th, 2025

Days on Market 124

Zoning Zone 82



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