

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$425,000 - 3714 42 Avenue, Beaumont

MLS® #E4458310

**\$425,000**

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	\$425,000
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      27  
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 October 15th, 2025 at 8:17pm MDT