

# \$419,900 - 3714 42 Av, Beaumont

MLS® #E4458310

## \$419,900

3 Bedroom, 3.00 Bathroom, 1,310 sqft  
Single Family on 0.06 Acres

Triomphe Estates, Beaumont, Alberta

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! (id:6289)

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4458310  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,310     |
| Acres          | 0.06      |
| Year Built     | 2024      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3714 42 Av       |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| Province    | Alberta          |
| Postal Code | T4X3B3           |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Airport, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft, Vinyl Windows |
| Features       | Paved lane, Lane, No Animal Home, No Smoking Home                                    |
| Parking Spaces | 2                                                                                    |
| Parking        | No Garage, Parking Pad                                                               |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                   |
| # of Stories | 2                                                                                            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|



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