

\$689,500 - 3518 42 Av, Beaumont

MLS® #E4463775

\$689,500

5 Bedroom, 5.00 Bathroom, 2,012 sqft
Single Family

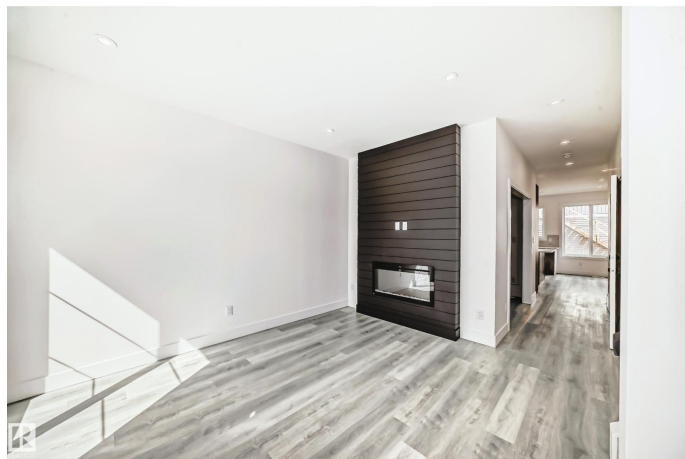
Triomphe Estates, Beaumont, Alberta

Rare opportunity in Triomphe Estates! Multiple Mortgage Helpers!! Fully Finished Basement suite & Garden Suite!! Welcome to 3518 42 Avenue in Beaumont—an ideal property for homeowners and investors! This well appointed home features a legal 1-bedroom, 1-bathroom basement suite and a separate 1-bedroom, 1-bathroom garden suite, offering two great mortgage helpers or strong cash flow potential if fully rented. The main home boasts modern finishes, a spacious layout, and plenty of natural light, perfect for family living. Both suites have private entrances, full kitchens, and in-suite laundry, providing excellent rental appeal. Located in a growing, family-friendly neighborhood close to schools, parks, and amenities, this is a rare opportunity to own a versatile, income-generating property. Live in one unit and rent the others, or rent all three for maximum return! (id:6289)

Built in 2025

Essential Information

Listing #	E4463775
Price	\$689,500
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	2,012
Year Built	2025
Type	Single Family



Sub-Type Freehold

Community Information

Address 3518 42 Av
Subdivision Triomphe Estates
City Beaumont
Province Alberta
Postal Code T4X3B3

Amenities

Amenities Airport, Shopping, Ceiling - 9ft
Features Lane
Parking Detached Garage
of Garages 1

Interior

Appliances Garage door opener remote(s), Garage door opener
Heating Forced air
of Stories 2
Has Basement Yes
Basement Suite

Listing Details

Listing Office Exp Realty



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Listing information last updated on October 31st, 2025 at 12:01am MDT