

\$696,000 - 3520 42 Ave Avenue, Beaumont

MLS® #E4465264

\$696,000

6 Bedroom, 5.00 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

3 UNITS in 1 Property! 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE – a never lived in, brand new 2-storey home. Offering main floor bedroom and FULL Bath for a total of 6 bedrooms. This property opens you up to so many opportunities. With a legal 1-bedroom basement suite plus a 1-bedroom garage suite, providing two incredible mortgage helpers or strong cash flow opportunities if fully rented. The main home showcases modern finishes, a bright and spacious layout, and quality craftsmanship throughout – perfect for comfortable family living. Both suites feature private entrances, full kitchens, and in-suite laundry for added convenience and tenant appeal. Located in the desirable Triomphe Estates community, close to schools, parks, and amenities, this home is the total package – live in one and rent the others, or rent all three for high end return!

Built in 2024

Essential Information

MLS® #	E4465264
Price	\$696,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,751



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3520 42 Ave Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G4

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

Additional Information

Date Listed November 9th, 2025

Days on Market 4

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 November 12th, 2025 at 9:47pm MST