

# \$689,500 - 3518 42 Avenue, Beaumont

MLS® #E4463775

**\$689,500**

5 Bedroom, 4.50 Bathroom, 2,012 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

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!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463775  |
| Price      | \$689,500 |
| Bedrooms   | 5         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,012                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3518 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B3          |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Detached                                    |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                 |
| Stories           | 4                                                       |
| Has Suite         | Yes                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished                                          |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                     |
| Exterior Features | Airport Nearby, Back Lane, Not Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 28th, 2025 |
|-------------|--------------------|

Days on Market 9

Zoning Zone 82

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Listing information last updated on November 6th, 2025 at 6:47am MST