

## \$489,000 - 3510 42 Avenue, Beaumont

MLS® #E4425848

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

TONS OF UPGRADES AND AVAILABLE FOR QUICK POSSESSION!! Stunning from the moment you walk in, you will notice the generous sized living room that features an electric fireplace, a nicely situated dining room and a beautifully layed out kitchen. The kitchen includes tons of cabinetry, with soft close features, a perfect centre island, comes fully equipped with stainless steel appliances and complimented with quartz countertops. The upper level is where you will find 3 bedrooms one of which is the beautiful primary that includes its own walk-in closet and custom ensuite bath. The laundry room, and additional bath complete the upper level. SOME NOTABLE FEATURES: ALL APPLIANCES INCLUDED, SIDE SEPARATE ENTRANCE, REAR DECK, DOUBLE DETACHED GARAGE, UPGRADED PLUMBING & LIGHTING FIXUTERS, VINYL PLANK FLOORS and more. This home shows a 10 out of 10!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425848  |
| Price     | \$489,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,395                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3510 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3G4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 82          |

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Listing information last updated on April 19th, 2025 at 7:47pm MDT