

## \$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	47
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 April 30th, 2025 at 2:32pm MDT