

# \$1,570,000 - N/A, Beaumont

MLS® #E4442076

**\$1,570,000**

4 Bedroom, 9.50 Bathroom, 3,526 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Rare opportunity in Triomphe Estates! This unique property features two homes on one title with a total of 6 fully developed rental units, making it a perfect fit for investors or multi-generational living. Each home includes: A legal 1-bedroom basement suite with separate entrance, A 1-bedroom garden suite in the backyard, and Modern finishes and functional layouts throughout. Home Address 3520 offers a full bedroom and full bathroom on the main floor ideal for accessibility or extended family living. All suites are fully finished and move-in ready. Strong rental income potential with flexible configurations for owner-occupancy or full investment. Located in one of Beaumont's most desirable communities, close to schools, parks, amenities, and major routes Address 3520 42 avenue: House+Basement+Garden Suite = 2,547 SQ.FT Address 3518 42 avenue: House+Basement+Garden = 2,323 SQ.FT A rare high-yield investment opportunity in a growing market. Donâ€™t miss your chance.



Built in 2025

## Essential Information

MLS® #	E4442076
Price	\$1,570,000
Bedrooms	4

Bathrooms	9.50
Full Baths	9
Half Baths	1
Square Footage	3,526
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
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
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	8
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Not Fenced, Not Landscaped, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	Zone 82



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Listing information last updated on June 15th, 2025 at 7:17pm MDT