\$720,000 - 4383 37 Street, Beaumont

MLS® #E4440081

\$720,000

7 Bedroom, 5.00 Bathroom, 2,241 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Exceptional income-generating property offering 3,005+ sq. ft. of total living space. This rear-detached single-family home includes a 1,790+ sq. ft. main house, 765+ sq. ft. legal basement suite, & 450+ sq. ft. legal garden suite. The main house features 9 ft. ceilings on each floor and spacious living areas. The 2 bed + 1 bath legal basement suite and 1 bed + 1 bath legal garden suite provide excellent rental income potential. Located near parks, schools, shopping, trails, and rinks, this home offers convenience and lifestyle. Turn-key readyâ€"price includes all appliances per builder's package. Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Essential Information

MLS® # E4440081 Price \$720,000

Bedrooms 7

Bathrooms 5.00

Full Baths 5

Square Footage 2,241

Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 4383 37 Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3A7

Amenities

Amenities Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers,

Deck, HRV System, 9 ft. Basement Ceiling

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Park/Reserve, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025

Days on Market 14

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 June 17th, 2025 at 2:02am MDT