

\$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	4
Zoning	Zone 82



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Listing information last updated on June 16th, 2025 at 4:17pm MDT