# \$599,900 - 4207 38 Street, Beaumont

MLS® #E4442158

#### \$599,900

5 Bedroom, 3.50 Bathroom, 1,601 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Investor Alert! Secure immediate income and long-term upside in one of Alberta's hottest rental markets! Discover a turnkey opportunity in thriving Beaumont: this 2-storey home offers a 1,600 SF main suite (3 beds, 2.5 baths) plus a fully legal 2-bedroom basement suiteâ€"both tenanted with leases to be assumed. Enjoy low-maintenance LVP flooring on the main and in the basement, with cozy carpet on the second floor and elegant tile accents throughout. Beaumont boasts top-rated schools, parks, quick access to Edmonton & the airport, and robust rental demand. With modern layouts, stable cash flow, and a growing community, this property is an investor's dream.





Built in 2024

#### **Essential Information**

| MLS® #         | E4442158  |
|----------------|-----------|
| Price          | \$599,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,601     |
| Acres          | 0.00      |
| Year Built     | 2024      |

| Туре     | Single Family          |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

# **Community Information**

| Address     | 4207 38 Street   |
|-------------|------------------|
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B2          |

#### Amenities

| Amenities | Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling |
|-----------|--|
| Parking   | Double Garage Detached   |

## Interior

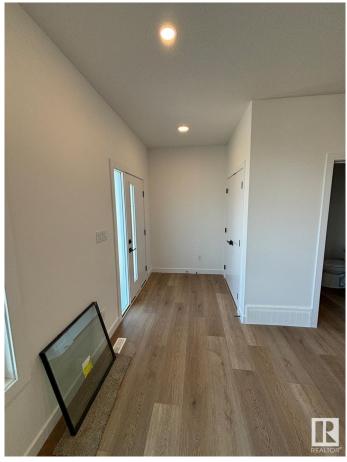
| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Window       |
|                   | Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |
|                   |  |

## Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Airport Nearby, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | June 13th, 2025 |
|----------------|-----------------|
| Days on Market | 76              |
| Zoning         | Zone 82         |



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Listing information last updated on August 28th, 2025 at 12:47am MDT