

## **\$489,000 - 3510 42 Avenue, Beaumont**

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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 20  
Zoning Zone 82

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