

\$424,900 - 3618 42 Avenue, Beaumont

MLS® #E4459742

\$424,900

3 Bedroom, 2.50 Bathroom, 1,158 sqft
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This modern 2-storey home in Beaumont offers a thoughtful blend of comfort and function. Featuring 3 spacious bedrooms and 2.5 bathrooms, the home is designed with 9 ft ceilings and vinyl plank flooring throughout for a bright, open feel. The kitchen showcases quartz countertops and comes complete with an appliance package, perfect for both everyday living and entertaining. Upstairs, youâ€™ll find the convenience of second-floor laundry, keeping chores simple and efficient. The master suite features a 3 piece ensuite. Additional highlights include a separate side entrance, a high-efficiency furnace, and a well-planned layout suited for families or investors alike. Welcome home!



Built in 2025

Essential Information

MLS® #	E4459742
Price	\$424,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	2025

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

Community Information

Address	3618 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	See Remarks

Interior

Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	19
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 October 14th, 2025 at 1:18pm MDT