

## \$879,000 - 3816 42 Avenue, Beaumont

MLS® #E4448020

**\$879,000**

5 Bedroom, 4.00 Bathroom, 2,659 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This luxurious custom-built home combines elegance, comfort, and functionality with high-end finishes throughout. The main floor features two spacious living areas, one of which is open to above, creating a grand and airy atmosphere. A gourmet kitchen with an extended kitchen and a separate spice kitchen provides ample space for cooking, while a main floor bedroom with a full bath offers convenience for guests or multi-generational living. Upstairs, you'll find four generously sized bedrooms, including two master suites with walk-in closets and luxurious ensuites, two additional bedrooms with a common bathroom, a bonus room, and a convenient laundry room. The home also features an unfinished walkout basement, offering endless customization possibilities. A covered deck provides year-round outdoor enjoyment, while a triple car garage ensures ample parking and storage. Blending modern elegance with thoughtful design, this home is perfect for families seeking both luxury and practicality.

Built in 2023

### Essential Information

MLS® # E4448020

Price \$879,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,659                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3816 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2Z6          |

### Amenities

|           |                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Walkout Basement, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                            |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Water Conditioner, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                             |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 10:48pm MDT