

# \$749,900 - 3503 42 Avenue, Beaumont

MLS® #E4458804

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,948 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to a remarkable home that blends elegant design with thoughtful functionality. From the moment you step inside, you're greeted by a grand foyer that opens into spacious living and family areas, perfect for both everyday comfort and entertaining. A beautifully appointed kitchen sits at the heart of the main level, connected to a formal dining room and a stylish spice kitchen ideal for hosting gatherings or enjoying quiet family meals. A main-floor bedroom and full bathroom offer convenience and flexibility for guests or multigenerational living. Upstairs, discover a private retreat with multiple generously sized bedrooms, a well-placed laundry area, and a cozy upper family lounge. The luxurious primary suite boasts a walk-in closet and a spa-inspired ensuite, creating a peaceful sanctuary to unwind. Architectural features such as open-to-below views add a sense of grandeur, while ample natural light fills the home through large windows. Practical spaces like the mudroom and multiple closets.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4458804  |
| Price    | \$749,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,948                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3503 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3G4          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | None                      |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

Date Listed               September 20th, 2025  
Days on Market       41  
Zoning                    Zone 82

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