

# \$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 | 30                   |
| 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 25th, 2025 at 1:02am MDT