

# \$718,888 - 3520 42 Avenue, Beaumont

MLS® #E4459513

**\$718,888**

6 Bedroom, 5.00 Bathroom, 1,743 sqft  
Single Family on 0.00 Acres

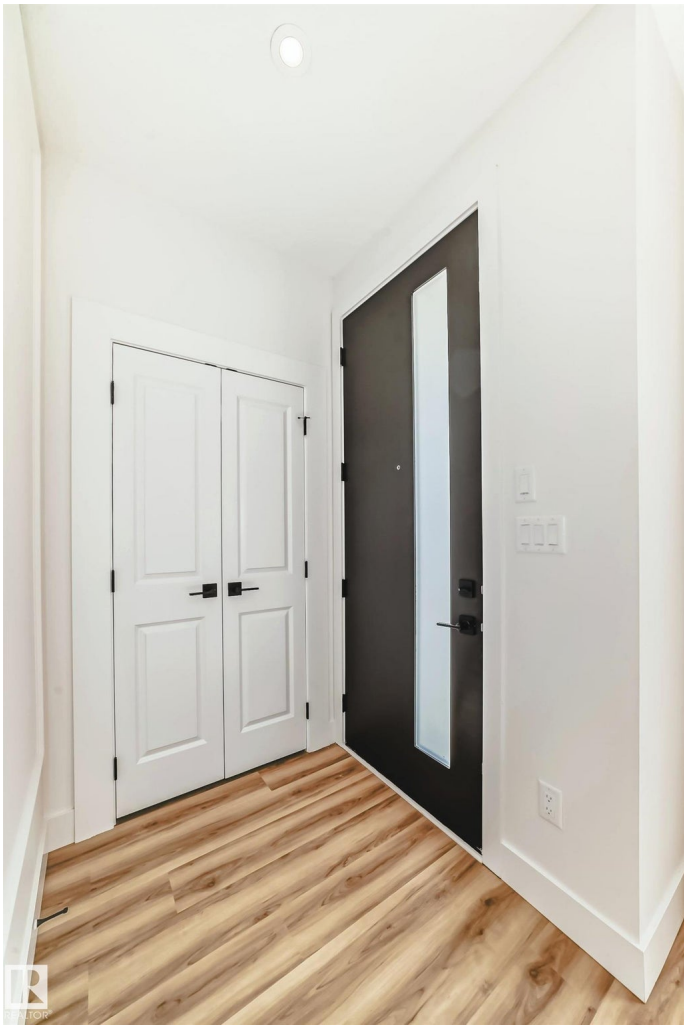
Triomphe Estates, Beaumont, AB

Investor Alert! This beautifully designed home offers three separate living spaces, making it perfect for investors or families seeking extra flexibility. The main floor which is 1,743 sq.ft includes a bedroom and full bathroom, with a 804 sq.ft legal 1-bedroom basement suite with private entrance and a 425 sq.ft 1-bedroom garden suite add excellent rental income potential or mortgage helpers. What sets this opportunity apart is the ability to qualify for CMHC-insured financing when acquired together with the neighboring property. This rare side-by-side purchase option can open doors to longer amortizations, stronger cash flow, and superior financing terms. Located in a desirable, family-friendly neighborhood near schools, parks, and amenities, this property blends modern living with financial upside. Whether bought individually or paired with the adjoining home for CMHC qualification, itâ€™s a smart move for both investors and homeowners.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459513  |
| Price     | \$718,888 |
| Bedrooms  | 6         |
| Bathrooms | 5.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Square Footage | 1,743                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3520 42 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B3          |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Detached                                    |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener           |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Stories           | 4                                       |
| Has Suite         | Yes                                     |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### Exterior

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

### Additional Information

Date Listed September 25th, 2025  
Days on Market 8  
Zoning Zone 82



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Listing information last updated on October 3rd, 2025 at 7:17am MDT