

Courtesy Of . Ravinder Singh Gill Of Exp Realty

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

MLS® #E4419795

**\$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® #   | E4419795  |
| 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 January 30th, 2025  
Days on Market 66  
Zoning Zone 82

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Listing information last updated on April 6th, 2025 at 7:32pm MDT