

\$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, it’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 21

Zoning Zone 82

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Listing information last updated on October 16th, 2025 at 4:17pm MDT