

# \$599,750 - 4118 38 Street, Beaumont

MLS® #E4429748

**\$599,750**

5 Bedroom, 3.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to a fantastic opportunity in beautiful Beaumont! This property features two amazing rental units, perfect for anyone looking to invest in real estate. First Unit: 3 comfortable bedrooms and 2.5 bathrooms Happy tenants who wish to continue living here Second Unit: 2 cozy bedrooms and 1 full bathroom Currently available for new renters Beaumont is a wonderful, peaceful town close to the city, offering the perfect blend of quiet living and easy access to everything you need. It's near the airport and major highways, making it easy for commuting. Donâ€™t miss out on this great investmentâ€™ exceptional opportunity in Beaumont!

Built in 2024

## Essential Information

MLS® #	E4429748
Price	\$599,750
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,665
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4118 38 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B2

### Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, Smart/Program. Thermostat
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Level Land, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 8th, 2025
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Days on Market 26  
Zoning Zone 82



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