

# \$579,900 - 4207 38 St, Beaumont

MLS® #E4442158

**\$579,900**

5 Bedroom, 4.00 Bathroom, 1,601 sqft  
Single Family on 0.07 Acres

Triomphe Estates, Beaumont, Alberta

Investor Alert! Secure immediate income and long-term upside in one of Alberta's hottest rental markets! Discover a turnkey opportunity in thriving Beaumont: this 2-storey home offers a 1,600 SF main suite (3 beds, 2.5 baths) plus a fully legal 2-bedroom basement suite—both tenanted with leases to be assumed. Enjoy low-maintenance LVP flooring on the main and in the basement, with cozy carpet on the second floor and elegant tile accents throughout. Beaumont boasts top-rated schools, parks, quick access to Edmonton & the airport, and robust rental demand. With modern layouts, stable cash flow, and a growing community, this property is an investor's dream. (id:6289)

Built in 2024

## Essential Information

Listing #	E4442158
Price	\$579,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,601
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

## Community Information



Address	4207 38 St
Subdivision	Triomphe Estates
City	Beaumont
Province	Alberta
Postal Code	T4X3B2

### Amenities

Amenities	Airport, Golf Course, Playground, Shopping
Features	Closet Organizers
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

### Listing Details

Listing Office	Century 21 Bravo Realty
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