

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

MLS® #E4459513

**\$718,888**

6 Bedroom, 5.00 Bathroom, 1,743 sqft  
Single Family

Triomphe Estates, Beaumont, Alberta

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. (id:6289)

Built in 2025

## Essential Information

Listings #	E4459513
Price	\$718,888
Bedrooms	6
Bathrooms	5.00
Square Footage	1,743
Year Built	2025



Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3520 42 Av
Subdivision	Triomphe Estates
City	Beaumont
Province	Alberta
Postal Code	T4X3B3

### Amenities

Amenities	Airport, Shopping, Ceiling - 9ft
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Garage door opener remote(s), Garage door opener
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

### Listing Details

Listing Office	Exp Realty
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