# \$609,900 - 3719 42 Av, Beaumont

MLS® #E4459752

## \$609,900

4 Bedroom, 3.00 Bathroom, 2,089 sqft Single Family

Triomphe Estates, Beaumont, Alberta

Welcome to Beaumont! This 2,000+ sq.ft. 4 bedroom, 3 bathroom home by award-winning builder Montorio Homes features the popular Venice model. A true classic with modern upgrades, this home boasts a stunning 18' open-to-below Great Room complete with an electric fireplace enhanced by upgraded tile and mantel. The floorplan is ideal for families seeking functional living spaces, offering a main floor bedroom with full bath, a mudroom, a large pantry, and convenient upstairs laundry. The designer kitchen provides plenty of counter space for meal prep and entertaining, complemented by large windows that fill the home with natural light. Upgrades include: 9' ceilings, Luxury vinyl flooring, Upgraded cabinetry, Quartz countertops with backsplash, Custom railing, Smart home security system, Separate side entrance to the basement for potential rental income. Located with quick access to Edmonton and the International Airport, this home offers the perfect balanceâ€"city convenience without the hustle and bustle! (id:6289)

Built in 2025

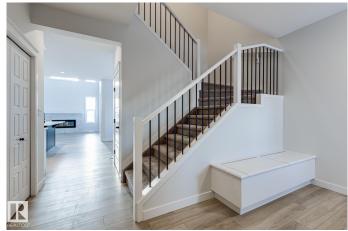
### **Essential Information**

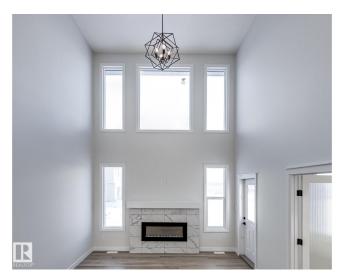
Listing # E4459752 Price \$609,900

Bedrooms 4

Bathrooms 3.00







Half Baths 1

Square Footage 2,089 Year Built 2025

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 3719 42 Av

Subdivision Triomphe Estates

City Beaumont

Province Alberta
Postal Code T4X3B3

### **Amenities**

Amenities Airport, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft

Parking Attached Garage

# of Garages 1

### Interior

Appliances Alarm System, Garage door opener, Hood Fan

Heating Forced air

Fireplace Yes

Fireplaces Electric

# of Stories 2

# **Listing Details**

Listing Office RE/MAX Professionals





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