

# \$708,000 - 3520 42 Av, Beaumont

MLS® #E4463079

**\$708,000**

6 Bedroom, 5.00 Bathroom, 2,168 sqft  
Single Family

Triomphe Estates, Beaumont, Alberta

Investor or Homeowner Alert!!! Multiple Mortgage Helpers!! 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. (id:6289)

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4463079  |
| Price          | \$708,000 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Square Footage | 2,168     |



|            |               |
|------------|---------------|
| 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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