

\$609,900 - 3719 42 Avenue, Beaumont

MLS® #E4459752

\$609,900

4 Bedroom, 2.50 Bathroom, 2,089 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

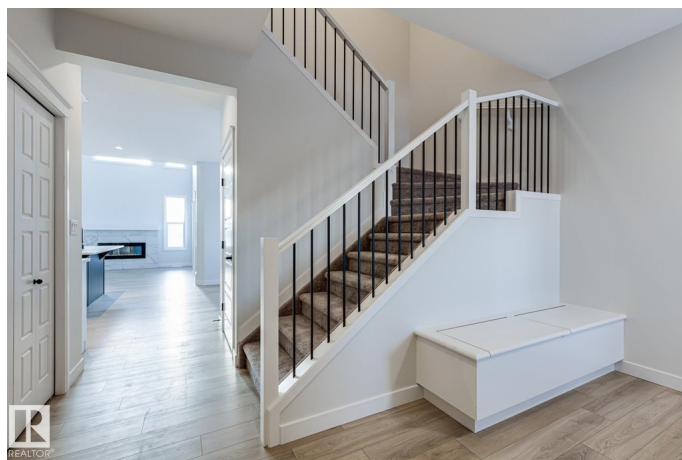
Welcome to Beaumont! This 2,000+ sq.ft. 4 bedroom, 3 bathroom home by award-winning builder Montorio Homes features the popular Venice model. A true classic with modern upgrades, this home boasts a stunning 18'™ open-to-below Great Room complete with an electric fireplace enhanced by upgraded tile and 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 balance™city convenience without the hustle and bustle!

Built in 2025

Essential Information

MLS® # E4459752

Price \$609,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,089
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3719 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	22
Zoning	Zone 82



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 1:32pm MDT