

\$429,900 - 3614 42 Avenue, Beaumont

MLS® #E4427600

\$429,900

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Quality built home by Award winning "Montorio Homes" includes a SIDE ENTRY for a future legal suite, 3 bdrms, 2.5 baths, 9' ceilings & LVP flooring on the main level. Beautifully finished with Quartz countertops throughout, high quality cabinetry w/ soft close drawers & cabinets, tile backsplash, a generous sized pantry & a \$3500 appliance allowance. Upstairs features the laundry, a spacious primary suite with a walk-in closet and ensuite. Located in the highly desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, the Airport, freeways & Shopping Centers. Beaumont is one of the safest cities in Canada and offers trendy restaurants & cafes. Rec. Centre with indoor pools, field house, hockey rink & gym. Enjoy vast walking/ biking trails, green spaces, playgrounds, splash park, swimming, skating and a designated school within walking distance. Alberta New Home Warranty provided. Fall in love with your new lifestyle!



Built in 2025

Essential Information

MLS® #	E4427600
Price	\$429,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3614 42 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B3

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks

Parking Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks

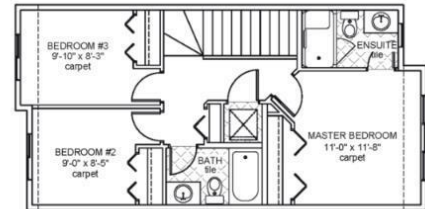


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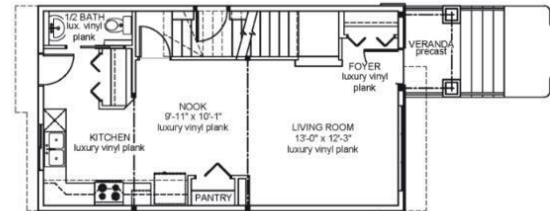
Job 2550-TO

3614 - 42 Avenue, Beaumont

1,158 sqft
 9'-1" Main Floor Ceiling Height
 Luxury Vinyl Plank throughout Main Floor
 Side Entrance
 Appliance Allowance
 Quartz Countertops in Kitchen & Bathrooms
 Tile in all Second Floor Bathrooms
 Stand-up Shower in Ensuite
 High Efficiency Furnace



Upper Floor Area: 582 sqft



Main Floor Area: 576 sqft

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

School Information

Elementary Ecole Dansereau Meadows
 Middle Ecole Dansereau Meadows
 High Beaumont Composite High

Additional Information

Date Listed March 26th, 2025
 Days on Market 9
 Zoning Zone 82

LOT 55, BLOCK 8, PLAN 222 2424
 ADDRESS: 3614 42 Avenue
Triomphe Stage 8
BEAUMONT, ALBERTA

PLAN DETAIL: NTS

ROOF LEADERS TO BE CONNECTED TO STORM SYSTEM

BACKFLOW PREVENTION DEVICES MUST BE INSTALLED BY LOT OWNERS ON ALL SANITARY AND STORM SERVICES.

Lot Area: 248.17 Sq.M
 House Area: 61.62 Sq.M
 Parking Pad Area: 33.45 Sq.M
 Total Site Coverage: 38.3%

Driveway area: +/- 12.80 Sq.M

ZONING - CN

PREPARED FOR: Montorio Homes
MODEL: Lado I D (Standard)
JOB# 2550-T0

BUILDING GRADES	
HOUSE TYPE	2 Storey
FINISHED FLOOR	724.36
HOUSE BOTTOM FOOTING	721.31
GARAGE BOTTOM FOOTING	N/A
FINISHED GRADE FRONT (5 Rise)	723.40
FINISHED GRADE BACK	723.85
BOTTOM BSMT Y WINDOW SILL	Well as Required
TOP CONC. BSMT WALK	724.06
GARAGE PAD @ OH DOOR	724.00
SANITARY SEWER INVERT	720.25

NOTES:
 DIMENSIONS SHOWN ARE IN METERS AND DECIMALS THEREOF.
 BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVEL MEETS ALL CODES.
 ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
 BUILDER/ OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THIS ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY.

LEGEND	
HYDRANT	SEWER SERVICE
C.G. LOCATION	LITERLY RIGHT OF WAY
STREET LIGHT	TRANSFORMER
SEWER PROPOSED	POWER VAULT
STREET SKIN	SWALE GRADE ELEV. (722.80)
ADDRESS SKIN	DESIRED GRADE ELEV. (722.85)

ARCADIS
 ARCADIS GEOMATICS (CANADA) INC.
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 Edmonton, Alberta T5J 3R8 Canada
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IBI JOB# 134504 **PLOT PLAN** DRAWN BY: cda | DATE: June 12, 2024 | SCALE: 1:100

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Listing information last updated on April 4th, 2025 at 10:17am MDT