# \$610,000 - 4203 38 Street, Beaumont

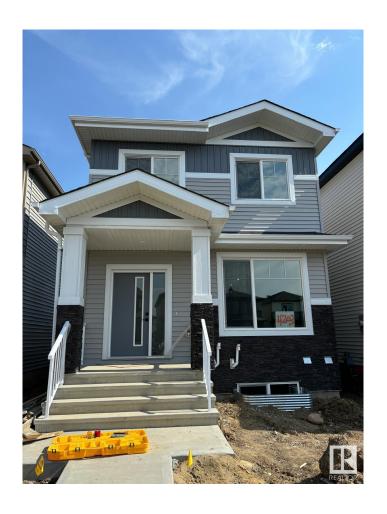
MLS® #E4437504

### \$610,000

5 Bedroom, 3.50 Bathroom, 1,601 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Investor Alert! Secure immediate income and long-term upside in one of Alberta's hottest rental markets! Discover a turnkey opportunity in thriving Beaumont: this 2-storey home offers a 1,600 SF main suite (3 beds, 2.5 baths) plus a fully legal 2-bedroom basement suiteâ€"both tenanted with leases to be assumed. Enjoy low-maintenance LVP flooring on the main and in the basement, with cozy carpet on the second floor and elegant tile accents throughout. Beaumont boasts top-rated schools, parks, quick access to Edmonton & the airport, and robust rental demand. With modern layouts, stable cash flow, and a growing community, this property is an investor's dream.



### Built in 2024

#### **Essential Information**

MLS® # E4437504
Price \$610,000
Bedrooms 5
Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 1,601 Acres 0.00 Year Built 2024 Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4203 38 Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B2

### **Amenities**

Amenities Closet Organizers, Hot Water

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage

Microwave Hood Fan

Refrigerators-Two, Stoves-Tv

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Remote Control, Wall Mount

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby,

Nearby, Schools, Shopping N

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

### **Additional Information**





Date Listed May 20th, 2025

2

Days on Market

Zoning Zone 82

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Listing information last updated on May 22nd, 2025 at 5:02pm MDT