# \$720,000 - 4383 37 Street, Beaumont

MLS® #E4440081

#### \$720,000

7 Bedroom, 5.00 Bathroom, 2,241 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Exceptional income-generating property offering 3,005+ sq. ft. of total living space. This rear-detached single-family home includes a 1,790+ sq. ft. main house, 765+ sq. ft. legal basement suite, & 450+ sq. ft. legal garden suite. The main house features 9 ft. ceilings on each floor and spacious living areas. The 2 bed + 1 bath legal basement suite and 1 bed + 1 bath legal garden suite provide excellent rental income potential. Located near parks, schools, shopping, trails, and rinks, this home offers convenience and lifestyle. Turn-key readyâ€"price includes all appliances per builder's package. Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



#### **Essential Information**

MLS® # E4440081 Price \$720,000

Bedrooms 7

Bathrooms 5.00

Full Baths 5

Square Footage 2,241

Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4383 37 Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3A7

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers,

Deck, HRV System, 9 ft. Basement Ceiling

Parking Spaces 2

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Park/Reserve, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 14

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 June 17th, 2025 at 6:17pm MDT