

\$720,000 - 4383 37 Street, Beaumont

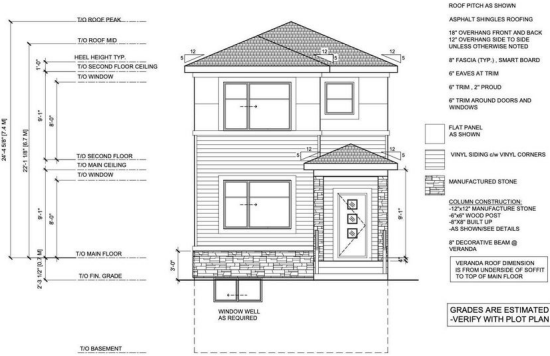
MLS® #E4440081

\$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 ready price includes all appliances per builder's package. Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Built in 2025

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 13

Zoning Zone 82

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Listing information last updated on June 16th, 2025 at 3:47pm MDT