\$579,900 - 4207 38 Street, Beaumont

MLS® #E4442158

\$579,900

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.



Essential Information

MLS® # E4442158 Price \$579,900

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 4207 38 Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B2

Amenities

Amenities Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Window

Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, 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, Golf Nearby, Not Fenced, Not Landscaped, Playground

Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

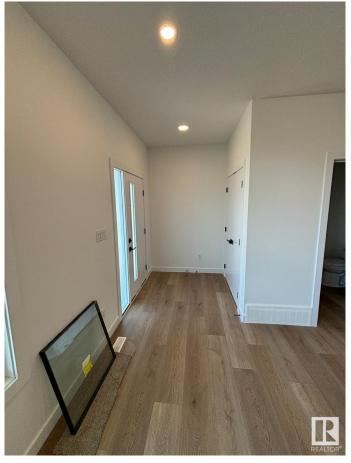
Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 138

Zoning Zone 82



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