# \$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.







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
Туре	Single Family

Sub-Type Style Status	Detached Single Family 2 Storey Active
Community Infor	mation
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

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Days on Market

Zoning Zone 82

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Listing information last updated on June 6th, 2025 at 4:02pm MDT