\$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

| E4440081 |
|---------------|
| \$720,000 |
| 7 |
| 5.00 |
| 5 |
| 2,241 |
| 0.00 |
| 2025 |
| 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

Days on Market 12

Zoning Zone 82

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Listing information last updated on June 15th, 2025 at 1:17pm MDT