\$599,900 - 4207 38 Street, Beaumont

MLS® #E4442158

\$599,900

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.





Built in 2024

Essential Information

| MLS® # | E4442158 |
|----------------|-----------|
| Price | \$599,900 |
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,601 |
| Acres | 0.00 |
| Year Built | 2024 |

| Туре | 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

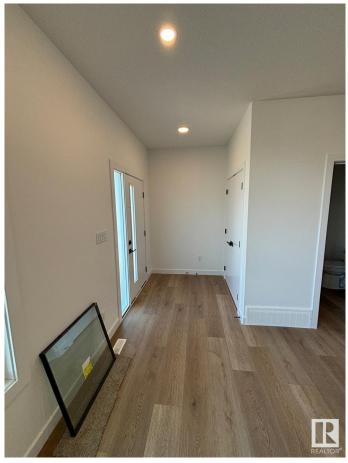
| Interior Features | ensuite bathroom |
|-------------------|--|
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Window |
| | Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| 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 | 95 |
| Zoning | Zone 82 |



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Listing information last updated on September 16th, 2025 at 4:47pm MDT