

# \$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 suite—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          | \$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 | 119             |
| Zoning         | Zone 82         |



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Listing information last updated on October 10th, 2025 at 9:02am MDT