# \$565,000 - 4412 38a Street, Beaumont

MLS® #E4439478

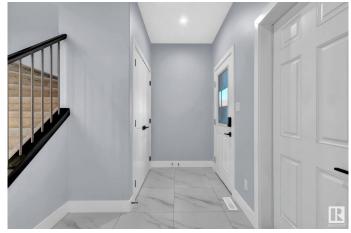
#### \$565,000

3 Bedroom, 2.50 Bathroom, 1,720 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to 4412 38A Street, in vibrant Triomphe Estates, Beaumont. This charming home offers modern comfort and potential for future growth. The bright, open-concept main floor features a spacious living area and a contemporary kitchen with ample counter space and modern finishes. This home boasts 3 generously sized bedrooms and 2.5 bathrooms. The master suite includes a private ensuite bathroom, creating a serene retreat. An unfinished basement offers an excellent opportunity to create a legal basement suite, adding potential rental income. Located in a family-friendly neighborhood, this home is within walking distance to top-rated schools like École Beau Meadow School and A‰cole Saint-Vital. Beaumont offers shopping centers, dining options, and recreational facilities, all nearby. Enjoy the beautiful parks and green spaces, perfect for outdoor activities. The welcoming community and convenient location make 4412 38A Street a fantastic place to call home. Don't miss out!







Built in 2016

# **Essential Information**

MLS® # E4439478 Price \$565,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,720

Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 4412 38a Street

Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2B8

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Hot Water Natural Gas, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 9

Zoning Zone 82

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Listing information last updated on June 8th, 2025 at 7:47pm MDT