

## \$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 École 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**

|            |                          |
|------------|--------------------------|
| Elementary | École Beau Meadow School |
|------------|--------------------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 82        |

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Listing information last updated on July 7th, 2025 at 8:32pm MDT