

# \$610,000 - 4207 38 Street, Beaumont

MLS® #E4442158

**\$610,000**

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	\$610,000
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	55
Zoning	Zone 82



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Listing information last updated on August 7th, 2025 at 8:47am MDT