

## \$597,000 - 4202 38a Street, Beaumont

MLS® #E4452408

**\$597,000**

5 Bedroom, 4.00 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This STUNNING Home with Fully Finished Basement In Law Suite located in Triomphe Estates is waiting for New Owners, 2142 sq. ft home has 5 bedrooms & 4 full bathrooms making it the perfect space for that growing family. The main floor offers an open concept Family area open to below a cozy fireplace and lots of windows make it great are to spend Family Time. The kitchen offers a Centre island w/eating bar & Quartz counter tops, a large dining space and a Huge pantry. 1 full bath & a bedroom/den plus Mud Room Copmletes main level. Upstairs you will find the additional 3 bedrooms (including the owner's suite ), a bonus room, laundry area. The basement has a SEPARATE ENTRANCE Huge Living Area , Second Kitchen ,Separate Laundry Area and One Bedroom There is potential for Second Bedroom by just adding a wall,Fully Landscaped and Fenced Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Highway 21 & Shopping Centres.

Built in 2023

### Essential Information

MLS® # E4452408

Price \$597,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,142                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4202 38a Street  |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0C4          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Instant |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

Date Listed            August 11th, 2025  
Days on Market      47  
Zoning                Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 27th, 2025 at 10:02am MDT