

# \$720,000 - 4383 37 Street, Beaumont

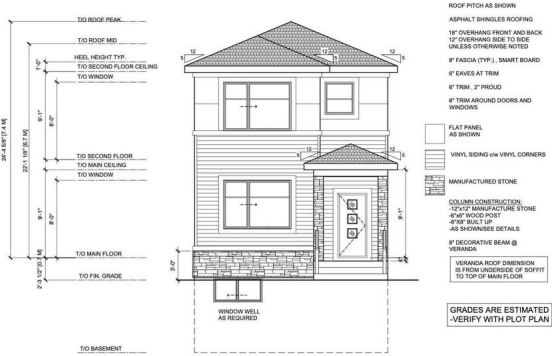
MLS® #E4440081

**\$720,000**

7 Bedroom, 5.00 Bathroom, 2,241 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Exceptional income-generating property offering 3,005+ sq. ft. of total living space. This rear-detached single-family home includes a 1,790+ sq. ft. main house, 765+ sq. ft. legal basement suite, & 450+ sq. ft. legal garden suite. The main house features 9 ft. ceilings on each floor and spacious living areas. The 2 bed + 1 bath legal basement suite and 1 bed + 1 bath legal garden suite provide excellent rental income potential. Located near parks, schools, shopping, trails, and rinks, this home offers convenience and lifestyle. Turn-key ready price includes all appliances per builder's package. Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Built in 2025

## Essential Information

MLS® #	E4440081
Price	\$720,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,241
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4383 37 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3A7

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, 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, Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 3rd, 2025

Days on Market 51

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 July 24th, 2025 at 8:17am MDT