

Beaumont Alberta

$530,000

Exceptional opportunity in desirable Triomphe Estates in Beaumont! This modern 2-storey home features a fully finished 1-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance, second furnace, dedicated laundry, and a full kitchen--ideal for mortgage assistance or multi-generational living. The main floor boasts an open-concept layout highlighted by a feature fireplace wall, dining area, 2-piece bath, and a stylish kitchen complete with two-tone cabinetry to the ceiling, custom backsplash, and an island with an eating ledge. Upstairs offers a primary suite with a walk-in closet and ensuite, plus 2 additional bedrooms, a full 4-piece bath, and upper-level laundry. FULL APPLIANCE PACKAGE INCLUDED! Excellent location close to schools, parks, shopping, and quick access to major routes. Move-in ready! (id:6769)

Bedroom 4 3.13 m X 2.96 m
Second Kitchen 4.81 m X 1.95 m
Living room 3.19 m X 5.31 m
Dining room 3.19 m X 2.52 m
Kitchen 3.99 m X 3.41 m
Primary Bedroom 3.92 m X 4.06 m
Bedroom 2 2.6 m X 3.06 m
Bedroom 3 2.45 m X 4.16 m

Listing Presented By:



Originally Listed by:
Royal Lepage Magna

https://andymaan.ca/

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.