



## Beaumont Alberta

\$635,000

Welcome to this 1,862 sq ft two-storey home with LEGAL SUITE in desirable Triomphe Estates. Featuring A/C, 3 bedrooms, 2.5 baths, and a heated double attached garage, this home offers comfort and flexibility. The LEGAL 1-bed, 1-bath BASEMENT SUITE includes a full kitchen, in-suite laundry, and quality soundproofing-- ideal as a MORTGAGE HELPER! The main floor showcases open-concept living with quartz countertops, white cabinetry, backsplash, upgraded lighting, an electric fireplace, and large windows that bring in abundant natural light. Upstairs includes a bonus room, 3 bedrooms, and upper laundry. The primary suite features a walk-in closet and a 5-piece ensuite with a corner soaker tub. Enjoy an oversized deck with lighting, a fully fenced yard, and two storage sheds (10'x12' and 4'x8'). The HEATED DOUBLE GARAGE offers epoxy floors and overhead storage. (id:6769)

Bedroom 4 8'9 x 12'3

Second Kitchen 9'8 x 18'2

Living room 13'3 x 7'1

Dining room 11'9 x 9'8

Kitchen 11'9 x 12'4

Primary Bedroom Measurements not available x 13 m

Bedroom 2 Measurements not available x 9 m

Bedroom 3 10'11 x 8'11

Bonus Room 15'11 x 12'

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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