



# Beaumont Alberta

\$610,000

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. (id:6769)

Second Kitchen 4.22 m X 3.2 m

Bedroom 5 2.79 m X 3.05 m

Bedroom 6 2.79 m X 2.59 m

Living room 4.11 m X 4.72 m

Dining room 2.95 m X 2.95 m

Kitchen 4.22 m X 3.2 m

Primary Bedroom 3.81 m X 4.01 m

Bedroom 2 2.84 m X 3.45 m

Bedroom 3 2.84 m X 2.74 m

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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