

## \$414,900 - 4706 67 Street, Beaumont

MLS® #E4458751

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

BEAUMONT'S BEST VALUE! Built by Urbanage Homes, located in the charming community of Ruisseau, this property includes stunning design features & a functional layout. The main level features a completely open living area that includes a very generous dining room and huge living room that comes with a linear electric fireplace. Lovely kitchen and with sleek white cabinetry, beautiful marble backsplash, complimented with quartz countertops & equipped with stainless steel appliances & gas stove for the chef in the family. Sliding patio doors lead you on to your west facing deck perfect for those summer BBQ's. Upstairs, 3 generous sized bedrooms, with a spacious primary bedroom that comes with a huge walk-in closet, and a beautiful ensuite bath that includes his and her sinks & an oversized shower. Basement is full & open with 9 ft ceilings. Fenced, landscaped & ready to move into. A great location, only 2 blocks to the pool & rec centre, 2 blocks to the playground & retention ponds.

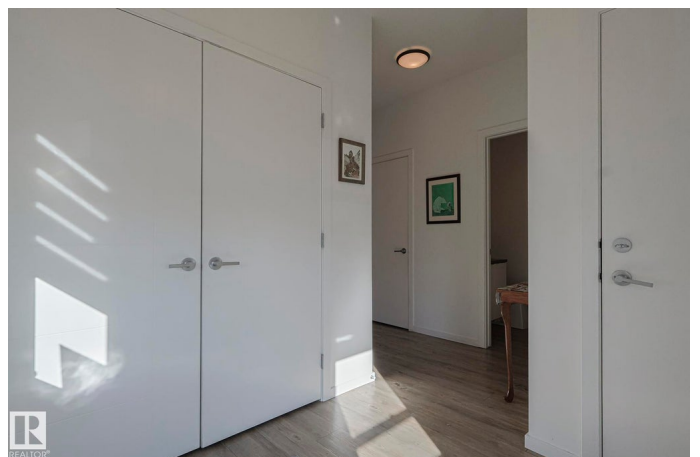
Built in 2019

### Essential Information

MLS® # E4458751

Price \$414,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,479         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4706 67 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1Z9        |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 28th, 2025 at 12:47am MDT