

## \$749,900 - 6403 66 Street, Beaumont

MLS® #E4431036

**\$749,900**

7 Bedroom, 5.00 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Turnkey investment opportunity in Beaumont's sought-after Dansereau Meadows. Perfect for savvy investors, multi-generational living, or homeowners looking to offset their mortgage. This fully finished property features three self-contained living spaces. The main home offers 1950 SF with 4 bedrooms and 3 full bathrooms. The in-law suite includes 2 bedrooms, a full kitchen, private laundry, a 4-piece bath, 9â€™™ ceilings, and a private side entrance with 828 SF of living space. The 492 SF garden suite is located behind the garage and features 1 bedroom, a 4-piece ensuite, living space, laundry, and a separate entrance. Ideal for maximizing rental income or housing extended family. The home includes quality upgrades like quartz countertops, triple-pane windows, custom mudroom lockers, and luxury vinyl plank flooring. A rare, high-potential property with flexible layout options and strong revenue potential.

Built in 2025

### Essential Information

MLS® #	E4431036
Price	\$749,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5



Square Footage	2,443
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6403 66 Street
Area	Beaumont
Subdivision	Dansereau Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2P6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Not Fenced, Not Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025  
Days on Market 22  
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 May 7th, 2025 at 11:02pm MDT