

## \$599,999 - 4307 66 Street, Beaumont

MLS® #E4431424

**\$599,999**

4 Bedroom, 3.00 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

### POND-BACKING, LUXURY

LIVINGÂ INÂ RUISSEAU! Where modern living meets small-town charm in Beaumont. Ideally located just minutes from the airport, updated recreational facilities, scenic multi-use trails, parks, playgrounds, & locally owned restaurants. Schools are within easy walking distance, making it perfect for growing families. The 'Cole' by Cranston Master Builder ft 9' ceilings, durable vinyl plank flooring throughout the main floor, with an inviting electric fireplace in the living room. The stylish kitchen boasts quartz countertops, soft-close cabinetry extending to the ceiling, & a convenient spice kitchen with a second stove, sink, and full-height cabinets. A bright dining room, 4th bedroom & 4-piece bath complete the main level. Upstairs, enjoy the ease of laundry, a bonus room, & a serene primary with a 5-piece ensuite & walk-in closet. Two additional bedrooms provide comfort and space for the whole family. Plus a double attached garage and SEPARATE ENTRANCE to basement that has 2 windows!

Built in 2025

### Essential Information

MLS® # E4431424

Price \$599,999



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,071
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4307 66 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

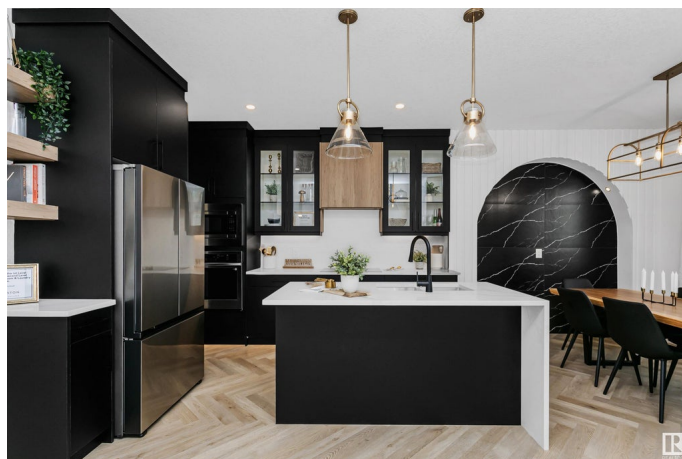
### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	15
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 2nd, 2025 at 3:33pm MDT