

## \$589,900 - 6205 46 Avenue, Beaumont

MLS® #E4465043

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this stunning 2-storey home offering over 2,250 sq ft of luxurious living space in the desirable community of Ruisseau. Built in 2023, this modern residence features an open-concept main floor with 9-ft ceilings, elegant finishes, a spacious living room with a designer fireplace, and a chef-inspired kitchen equipped with quartz countertops, stainless steel appliances, and a convenient walk-through butler's pantry leading to the mudroom. Upstairs, you'll find a large bonus room perfect for family gatherings, three generous bedrooms including a serene primary suite with a walk-in closet and a spa-style ensuite showcasing a freestanding tub and standing shower. Complete with an upper-floor laundry, energy-efficient systems, a double attached garage, and a beautifully landscaped yard, this home combines style, comfort, and practicality in one of Beaumont's most sought-after neighborhoods, close to schools, parks, rec-center and all amenities.

Built in 2023

### Essential Information

MLS® # E4465043

Price \$589,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,271                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6205 46 Avenue |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z2        |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 82            |

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Listing information last updated on November 21st, 2025 at 4:32am MST