

\$449,900 - 6624 46 Avenue, Beaumont

MLS® #E4433055

\$449,900

4 Bedroom, 3.5 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this immaculate end unit townhouse that is practically brand new. Offering 4 bedrooms, 3.5 bathrooms and NO CONDO FEES in the heart of Beaumont! With close to 2000 sqft of finished space this home combines modern design with everyday convenience. The main floor has a bright, open-concept living space complete with electric fireplace, a stylish kitchen with stainless steel appliances, a large island and a 2pce bathroom. Upstairs, the expansive primary bedroom features a walk-in closet and a private 3pce ensuite, complemented by two additional bedrooms, a full 4pce bathroom, and a conveniently located laundry room. The basement is beautifully finished offering a spacious rec room, 4pce bathroom & 4th bedroom with a walk-in closet. Out back you have a patio and yard that leads to the double detached garage. Ideally situated just 10 minutes from the Edmonton International Airport with quick access to Highway 2 and minutes to downtown Beaumont, great schools, parks, and local amenities.

Built in 2023

Essential Information

MLS® # E4433055

Price \$449,900



| | |
|----------------|----------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,328 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6624 46 Avenue |
| Area | Beaumont |
| Subdivision | Ruisseau |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2Z4 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Front Porch, No Smoking Home |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Public Transportation, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 10 |
| Zoning | Zone 82 |

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Listing information last updated on May 2nd, 2025 at 10:47pm MDT