

\$574,900 - 4710 65 Street, Beaumont

MLS® #E4425496

\$574,900

4 Bedroom, 2.50 Bathroom, 2,179 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

This Ruisseau gem shines! Located on a quiet street with quick access to Nisku, EIA & Hwy 2, plus a short walk to the playground & rec centre. Step inside to a spacious walk-in closet, VINYL PLANK flooring & a bright front office. The open-concept main floor boasts a kitchen with stainless steel appliances, GRANITE COUNTERTOPS, extra cabinetry & a walk-through pantry with shelving on both sides. 2-pce bath & a boot room lead to the OVERSIZED, HEATED GARAGE. The bright living room features an electric fireplace & opens to the dinette, with sliding doors to the back deck & patio. Upstairs impresses with FOUR bedrooms! The generous primary suite offers a walk-in closet & luxurious 5-pce ensuite with granite counters, a soaker tub & an oversized shower. A flex room connects the bedrooms, sharing a 4-pce bath with GRANITE COUNTERS. Convenient UPSTAIRS LAUNDRY. The open unfinished basement is ready for your vision. A/C. Move in & make it yours!

Built in 2017

Essential Information

MLS® # E4425496

Price \$574,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4710 65 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A1

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Champs Vallee
Middle	Ecole Champs Vallee
High	Ecole Beaumont Composite

Additional Information

Date Listed	March 13th, 2025
Days on Market	65
Zoning	Zone 82

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