

## \$449,900 - 6624 46 Avenue, Beaumont

MLS® #E4433055

**\$449,900**

4 Bedroom, 3.50 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	8
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 1st, 2025 at 12:17pm MDT