

\$649,000 - 6425 47 Av, Beaumont

MLS® #E4441357

\$649,000

5 Bedroom, 3.00 Bathroom, 2,344 sqft

Single Family on 0.10 Acres

Ruisseau, Beaumont, Alberta

WATERFRONT WALKOUT! AMAZING VIEW FROM ALL 3 FLOORS! Start everyday with a dose of NATURAL TRANQUILITY in your AIR CONDITIONED - OPEN CONCEPT HOME!

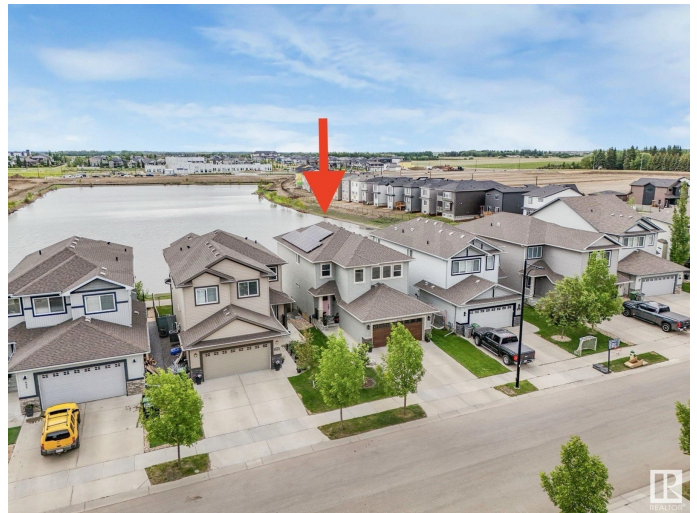
This one has it all INCLUDING SOLAR POWER & NEW HWT! Boasting many modern upgrades including 4 BEDROOM upper level, MAIN FLOOR DEN/OFFICE + WALK THRU PANTRY w/ MUDROOM! Soak up some wildlife watching in your LARGE LIVING/DINING AREA, STAINLESS KITCHEN w/double oven, breakfast bar w/ island + COZY MASONRY FIREPLACE. Ascend the upper level LOADED WITH WINDOWS over your PRVATE WATERFRONT YARD + Amazing VIEW! Large Bonus room w/custom BUILT IN storage, Closet organizers in each bedroom, PRIMARY RETREAT w/large WALK-IN CLOSET, SOAKER TUB & WALK IN SHOWER. Partially finished basement includes SEPARATE ENTRANCE, LOADS OF WINDOWS & NATURAL LIGHT, additional finished bedroom & custom playhouse + loads of storage. CENTRAL A/C, BRAND NEW SOLAR SYSTEM almost entirely ELIMINATING POWER BILLS! Located in rapidly growing BEAUMONT, so close to YEG AIRPORT & QE2! (id:36535)

Built in 2016

Essential Information

Listing #

E4441357



Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,344
Acres	0.10
Year Built	2016
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6425 47 Av
Subdivision	Ruisseau
City	Beaumont
Province	Alberta
Postal Code	T4X2A1

Amenities

Amenities	Park, Golf Course, Playground, Schools, Shopping, Vinyl Windows
Features	See remarks, Exterior Walls- 2x6", No Smoking Home
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Dishwasher, Dryer, Fan, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplace Fuel	Electric
Fireplace Type	Unknown
# of Stories	2
Has Basement	Yes
Basement Features	Walk out
Basement Type	Full (Partially finished)

Basement Development Partially finished

Listing Details

Listing Office Courtesy Of James R. Statt Of MaxWell Devonshire Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on August 6th, 2025 at 12:32am MDT