

## \$449,000 - 4706 67 Street, Beaumont

MLS® #E4445089

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome home to this half duplex built by Urbanage Homes. Located in the charming community of Ruisseau, this property includes stunning design features & a functional layout. The main level features a completely open living area that includes a very generous dining room and huge living room that comes with a linear electric fireplace. Lovely kitchen and with sleek white cabinetry, beautiful marble backsplash, complimented with quartz countertops & equipped with stainless steel appliances & a gas stove for the chef in the family. Sliding patio doors lead you on to your west facing deck perfect for those summer BBQ's. Upstairs, 3 generous sized bedrooms, with a spacious primary bedroom that comes with a huge walk-in closet, and a beautiful ensuite bath that includes his and her sinks & an oversized shower. Basement is full & open with 9 ft ceilings. Fenced, landscaped & ready to move into. A great location, close to Beaumont's best amenities.

Built in 2019

### Essential Information

MLS® #	E4445089
Price	\$449,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4706 67 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z9

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6"
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 28th, 2025

Days on Market                3

Zoning                            Zone 82

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