

## \$584,900 - 4705 66 Street, Beaumont

MLS® #E4435740

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,960 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to your dream home in the charming community of Ruisseau, Beaumont. This stunning property offers a unique layout with an office space on the main floor w/ barn door; great as an extra flex room. Featuring 3 spacious bedrooms, 2.5 luxurious bathrooms including a dual sink ensuite, and a bonus room for added flexibility & upper floor laundry rm. The heart of the home is the impressive stone facing fireplace that anchors the living area and creates a cozy ambiance. The gourmet kitchen with island is perfect for entertaining; kitchen features sparkling quartz and equipped w/ stainless steel appliances, ample counter space, and a dining area that opens up to the beautifully landscaped east facing backyard. Enjoy the convenience of a triple tandem heated garage, ideal for storing all your toys and cars. Stay cool in the summer months with central AC and spend your sunny mornings outside on the large patio space. This home is set up with a Levven bluetooth system and walking distance to the Rec Centre.

Built in 2019

### Essential Information

MLS® # E4435740

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,960                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4705 66 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1Y5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Dog Run-Fenced In, Exterior Walls- 2"x6", Patio, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Heated, Over Sized, Tandem, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |

|                   |                    |
|-------------------|--------------------|
| Basement          | Full, Unfinished   |
| <b>Exterior</b>   |                    |
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 82       |

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Listing information last updated on May 17th, 2025 at 1:02am MDT