

## \$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 | 7                |
| Zoning         | Zone 82          |

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Listing information last updated on April 30th, 2025 at 8:32am MDT