

## \$649,000 - 6425 47 Avenue, Beaumont

MLS® #E4441357

**\$649,000**

5 Bedroom, 2.50 Bathroom, 2,344 sqft

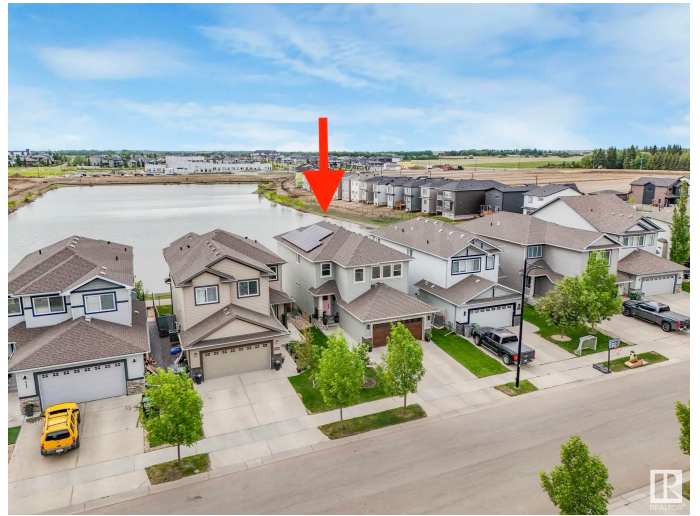
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

**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!**

Built in 2016

### Essential Information



MLS® #	E4441357
Price	\$649,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,344
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6425 47 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Vent Free
Stories	3
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 9th, 2025

Days on Market        55

Zoning                      Zone 82

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Listing information last updated on August 3rd, 2025 at 11:17am MDT