

## \$599,999 - 4307 66 Street, Beaumont

MLS® #E4431424

**\$599,999**

4 Bedroom, 3.00 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

### POND-BACKING, LUXURY

LIVINGÂ INÂ RUISSEAU! Where modern living meets small-town charm in Beaumont. Ideally located just minutes from the airport, updated recreational facilities, scenic multi-use trails, parks, playgrounds, & locally owned restaurants. Schools are within easy walking distance, making it perfect for growing families. The 'Cole' by Cranston Master Builder ft 9' ceilings, durable vinyl plank flooring throughout the main floor, with an inviting electric fireplace in the living room. The stylish kitchen boasts quartz countertops, soft-close cabinetry extending to the ceiling, & a convenient spice kitchen with a second stove, sink, and full-height cabinets. A bright dining room, 4th bedroom & 4-piece bath complete the main level. Upstairs, enjoy the ease of laundry, a bonus room, & a serene primary with a 5-piece ensuite & walk-in closet. Two additional bedrooms provide comfort and space for the whole family. Plus a double attached garage and SEPARATE ENTRANCE to basement that has 2 windows!

Built in 2025

### Essential Information

MLS® # E4431424

Price \$599,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,071                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4307 66 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E7        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

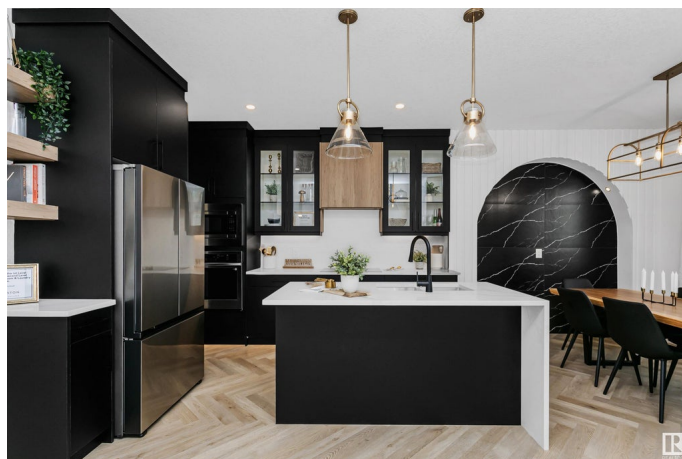
### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 82          |



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Listing information last updated on April 30th, 2025 at 7:17am MDT