

## \$632,300 - 6406 49 Avenue, Beaumont

MLS® #E4450079

**\$632,300**

3 Bedroom, 2.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

NEW LISTING! Located in a lovely cul-de-sac in the community of Ruisseau, this home offers more than most. Upon entering, enjoy the 9' ceiling, and a massive walk-in entry closet. The kitchen features a galley-style kitchen and a center island. The appliances flow nicely with tiled backsplash, open shelving and granite countertops. The upgraded pantry features shelving, cabinets and power. The dining area and living room have an abundance of light and space. Enjoy family time in this entertaining space. The den/office is a great place to work from home. Upstairs has a dream bonus room, with a feature wall and incredible windows. The spacious primary bedroom serves as a retreat and features: a vaulted ceiling, his/hers closets, and an en suite with a dual vanity, soaker tub, shower, and a water closet. Across the hall are spacious bedrooms, a laundry room, and the main bath. The garage fits 3 cars, is drywalled/insulated/heated and has a drain. The basement is partially finished. Enjoy A/C and R/O water!

Built in 2017

### Essential Information

MLS® # E4450079

Price \$632,300



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6406 49 Avenue |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 0W5        |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop |
| Parking   | Double Garage Attached, Tandem                                                                |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 82         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 10:02am MDT