

## \$414,900 - 4706 67 Street, Beaumont

MLS® #E4445089

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome home to this half duplex built by Urbanage Homes. Located in the charming community of Ruisseau, this property includes stunning design features & a functional layout. The main level features a completely open living area that includes a very generous dining room and huge living room that comes with a linear electric fireplace. Lovely kitchen and with sleek white cabinetry, beautiful marble backsplash, complimented with quartz countertops & equipped with stainless steel appliances n& a gas stove for the chef in the family. Sliding patio doors lead you on to your west facing deck perfect for those summer BBQ's. Upstairs, 3 generous sized bedrooms, with a spacious primary bedroom that comes with a huge walk-in closet, and a beautiful ensuite bath that includes his and her sinks & an oversized shower. Basement is full & open with 9 ft ceilings. Fenced, landscaped & ready to move into. A great location, only 2 blocks to the pool & rec centre, 2 blocks to the playground & retention ponds.

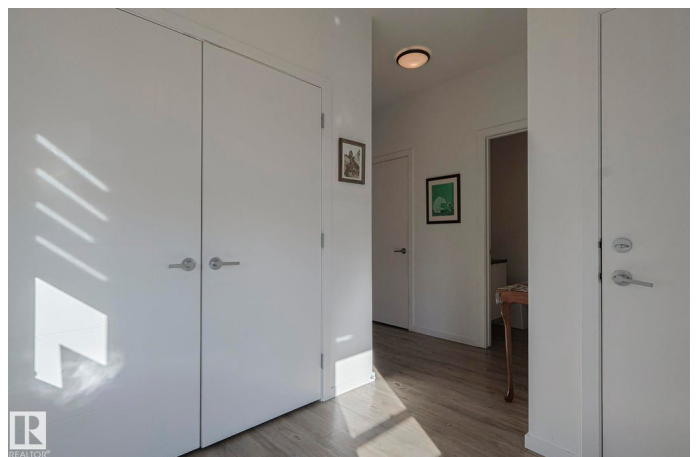
Built in 2019

### Essential Information

MLS® # E4445089

Price \$414,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,479         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4706 67 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1Z9        |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 82         |

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Listing information last updated on September 19th, 2025 at 3:17am MDT