

## \$565,000 - 4114 67 Street, Beaumont

MLS® #E4434341

**\$565,000**

5 Bedroom, 3.00 Bathroom, 1,941 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

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, 5th 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. Three 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® # E4434341

Price \$565,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,941
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4114 67 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

### **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                      May 3rd, 2025

Days on Market                22

Zoning                              Zone 82



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