

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

MLS® #E4441357

**\$649,000**

5 Bedroom, 2.50 Bathroom, 2,344 sqft

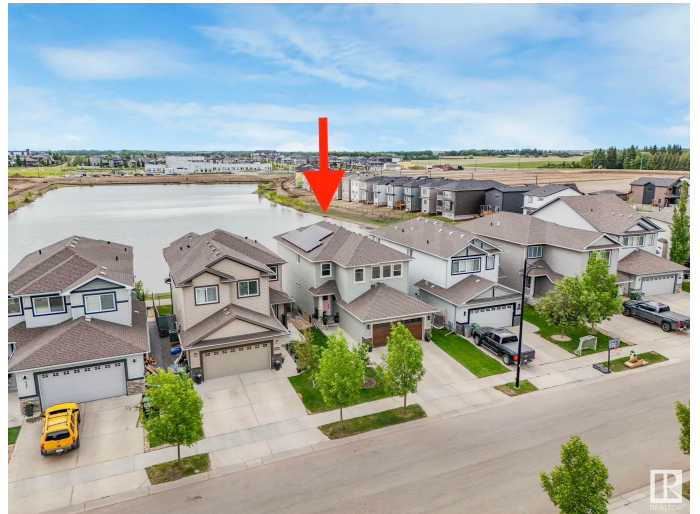
Single Family on 0.00 Acres

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        54

Zoning                      Zone 82

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Listing information last updated on August 2nd, 2025 at 6:47am MDT