

## **\$659,900 - 6425 47 Avenue, Beaumont**

MLS® #E4441357

**\$659,900**

5 Bedroom, 2.50 Bathroom, 2,344 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

WALKOUT on the WATERFRONT! AMAZING VIEW FROM ALL 3 FLOORS! Start everyday with a dose of NATURAL TRANQUILITY in your MODERN and TASTEFULLY FINISHED OPEN CONCEPT HOME! This one has it all INCLUDING SOLAR POWER! 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	\$659,900
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        1

Zoning                        Zone 82

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