

Courtesy Of Karen Duggan and Lori K Duggan Of Royal LePage Gateway Realty

# \$579,900 - 4710 65 Street, Beaumont

MLS® #E4425496

**\$579,900**

4 Bedroom, 2.50 Bathroom, 2,179 sqft  
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

This Ruisseau gem shines! Located on a quiet street with quick access to Nisku, EIA & Hwy 2, plus a short walk to the playground & rec centre. Step inside to a spacious walk-in closet, VINYL PLANK flooring & a bright front office. The open-concept main floor boasts a kitchen with stainless steel appliances, GRANITE COUNTERTOPS, extra cabinetry & a walk-through pantry with shelving on both sides. 2-pce bath & a boot room lead to the OVERSIZED, HEATED GARAGE. The bright living room features an electric fireplace & opens to the dinette, with sliding doors to the back deck & patio. Upstairs impresses with FOUR bedrooms! The generous primary suite offers a walk-in closet & luxurious 5-pce ensuite with granite counters, a soaker tub & an oversized shower. A flex room connects the bedrooms, sharing a 4-pce bath with GRANITE COUNTERS. Convenient UPSTAIRS LAUNDRY. The open unfinished basement is ready for your vision. A/C. Move in & make it yours!

Built in 2017

## Essential Information

MLS® #	E4425496
Price	\$579,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4710 65 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A1

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Ecole Champs Vallee  
Middle Ecole Champs Vallee  
High Ecole Beaumont Composite

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 50  
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 May 1st, 2025 at 9:47pm MDT