

\$449,900 - 6624 46 Avenue, Beaumont

MLS® #E4433055

\$449,900

4 Bedroom, 3.50 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this immaculate end unit townhouse that is practically brand new. Offering 4 bedrooms, 3.5 bathrooms and NO CONDO FEES in the heart of Beaumont! With close to 2000 sqft of finished space this home combines modern design with everyday convenience. The main floor has a bright, open-concept living space complete with electric fireplace, a stylish kitchen with stainless steel appliances, a large island and a 2pce bathroom. Upstairs, the expansive primary bedroom features a walk-in closet and a private 3pce ensuite, complemented by two additional bedrooms, a full 4pce bathroom, and a conveniently located laundry room. The basement is beautifully finished offering a spacious rec room, 4pce bathroom & 4th bedroom with a walk-in closet. Out back you have a patio and yard that leads to the double detached garage. Ideally situated just 10 minutes from the Edmonton International Airport with quick access to Highway 2 and minutes to downtown Beaumont, great schools, parks, and local amenities.

Built in 2023

Essential Information

MLS® # E4433055

Price \$449,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,328
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	6624 46 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Front Porch, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
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 11:02am MDT