

## \$544,900 - 4595 66 St, Beaumont

MLS® #E4450832

**\$544,900**

3 Bedroom, 2.50 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this beautifully maintained detached single-family home, located in the heart of Beaumont! This spacious and inviting property offers a perfect blend of comfort, style, and modern convenience. 3 Bedrooms, 2 Bathrooms - Generously sized rooms with ample natural light. A spacious living area that seamlessly flows into the kitchen and dining area, perfect for entertaining or family gatherings. Featuring stainless steel appliances, granite countertops, and plenty of cabinet space for all your culinary needs. A private backyard **BACKING ON TO THE POND** with room for kids to play, pets to roam, and space to create your dream outdoor oasis. Master Suite: Complete with a walk-in closet and a private en-suite bathroom, offering a relaxing retreat after a long day. Two-Car Garage: Offering additional storage space and direct access to the home. This home is ideal for anyone looking for a peaceful suburban lifestyle with all the amenities Beaumont has to offer. Don't miss out on the opportunity to own this

Built in 2023

### Essential Information

MLS® # E4450832

Price \$544,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,716                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 4595 66 St |
| Area        | Beaumont   |
| Subdivision | Ruisseau   |
| City        | Beaumont   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T4X 2Z4    |

### Amenities

|               |                                       |
|---------------|---------------------------------------|
| Amenities     | Deck, No Animal Home, No Smoking Home |
| Parking       | Double Garage Attached                |
| Is Waterfront | Yes                                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                        |
| Exterior Features | Backs Onto Lake, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 82          |

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Listing information last updated on August 3rd, 2025 at 8:02am MDT