

Courtesy Of David Lofthaug Of Bode

## \$549,900 - 4217 66 Street, Beaumont

MLS® #E4454828

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

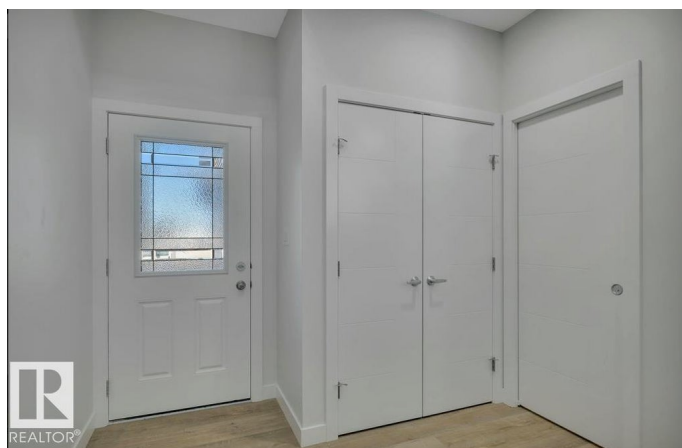
Ruisseau, Beaumont, AB

This beautifully designed home backs onto a serene pond and offers both style and functionality. Enjoy 9'™ foundation walls and 9'™ main floor ceilings, with a vaulted ceiling in the master bedroom adding an airy feel. The separate side entrance and basement rough-ins for a bathroom, laundry, and wet bar provide potential future development. The kitchen features stone countertops, soft-close cabinets, pots and pans drawers, a rough-in waterline to the fridge, and an appliance allowance. Poplar railings with metal spindles, a cozy electric fireplace with mantle, and triple pane windows add comfort and charm. The spacious ensuite includes a freestanding tub and double sinks. Extras like smart garage opener, soffit plug with switch, HRVs in the bathrooms, and included window coverings elevate everyday living. All this just steps from a school and recreation center – the perfect blend of convenience and quality! Photos are representative.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454828  |
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,858                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4217 66 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                       |
| Exterior Features | Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Stone, Vinyl                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 27th, 2025

Days on Market                7

Zoning                              Zone 82



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Listing information last updated on September 3rd, 2025 at 4:17am MDT