

\$659,900 - 6425 47 Avenue, Beaumont

MLS® #E4441357

\$659,900

5 Bedroom, 2.50 Bathroom, 2,344 sqft

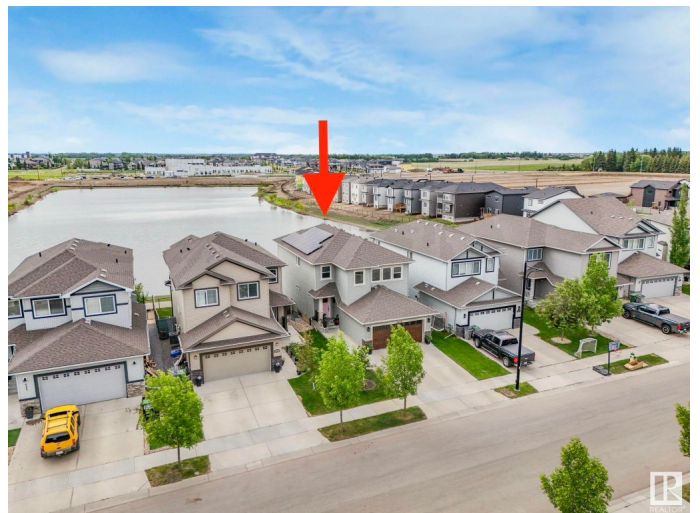
Single Family on 0.00 Acres

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 22

Zoning Zone 82

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Listing information last updated on July 1st, 2025 at 10:47am MDT