

\$649,000 - 6425 47 Avenue, Beaumont

MLS® #E4441357

\$649,000

5 Bedroom, 2.50 Bathroom, 2,344 sqft

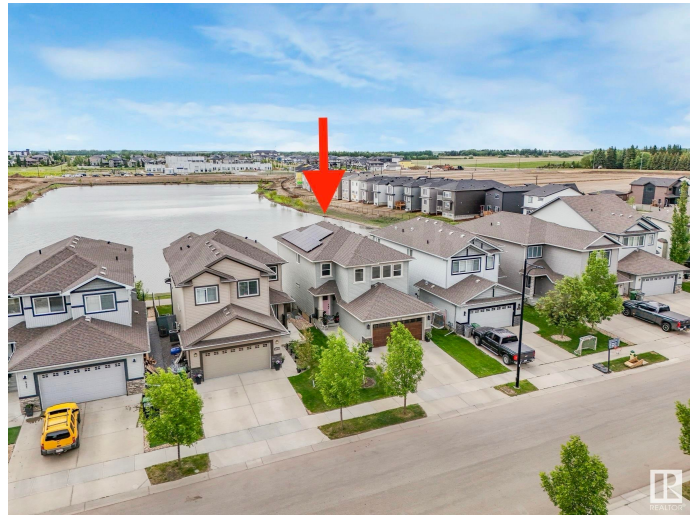
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

WATERFRONT WALKOUT! AMAZING VIEW FROM ALL 3 FLOORS! Start everyday with a dose of **NATURAL TRANQUILITY** in your **AIR CONDITIONED - OPEN CONCEPT HOME!** This one has it all **INCLUDING SOLAR POWER & NEW HWT!** 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	\$649,000
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 54

Zoning Zone 82

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Listing information last updated on August 2nd, 2025 at 9:02am MDT