

Courtesy Of Sherri L Herman Of One Percent Realty

## \$659,900 - 4116 66 Street, Beaumont

MLS® #E4429051

**\$659,900**

4 Bedroom, 3.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

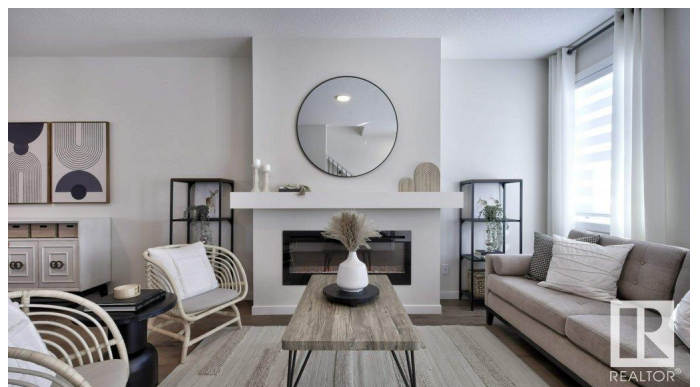
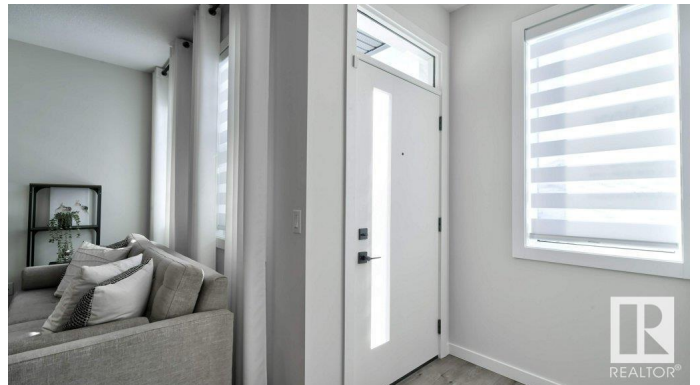
Ruisseau, Beaumont, AB

Promo Priced! In Construction! An incredible opportunity awaits—whether you're an investor or a homebuyer looking to combine rental income with your living space! This versatile 2-story home offers three separate dwellings, including a LEGAL BASEMENT SUITE & a GARAGE SUITE. The main floor boasts an open-concept living, dining, & kitchen area w/ stylish features such as vinyl plank flooring, 9'™ ceilings, an electric fireplace with a mantle, stone countertops, metal spindle railings, and a 9'™x11'™ rear deck. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite (featuring 2 sinks and a walk-in shower), a 4-piece bath, a bonus room, & convenient upstairs laundry. BASEMENT: Separate side entrance, this 698 sq. ft. 1-bedroom suite includes a walk-in closet, a spacious living area, & kitchen. GARAGE: The 438 sq. ft. offers a comfortable 1-bedroom layout w/ a cozy living area, an eat-in kitchen. Blinds throughout. All appliances included. Fully landscaped & fenced. Photos not of actual home

Built in 2024

### Essential Information

MLS® #	E4429051
Price	\$659,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4116 66 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	14
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 April 18th, 2025 at 4:17pm MDT