

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

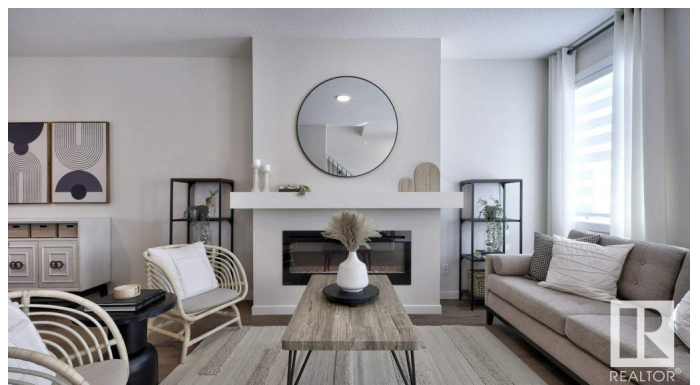
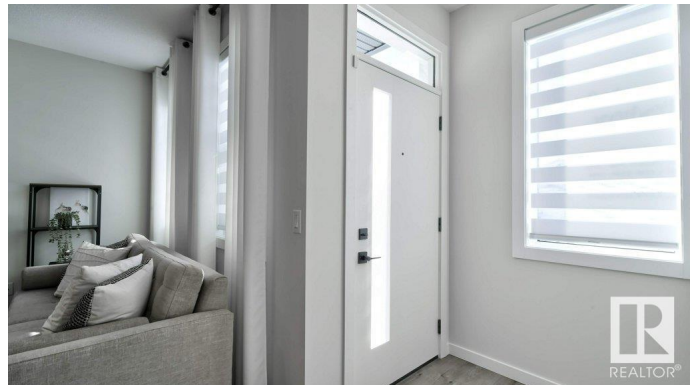
Ruisseau, Beaumont, AB

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 12

Zoning Zone 82

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Listing information last updated on April 16th, 2025 at 4:32pm MDT