

\$610,000 - 6205 46 Avenue, Beaumont

MLS® #E4452550

\$610,000

3 Bedroom, 2.50 Bathroom, 2,277 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

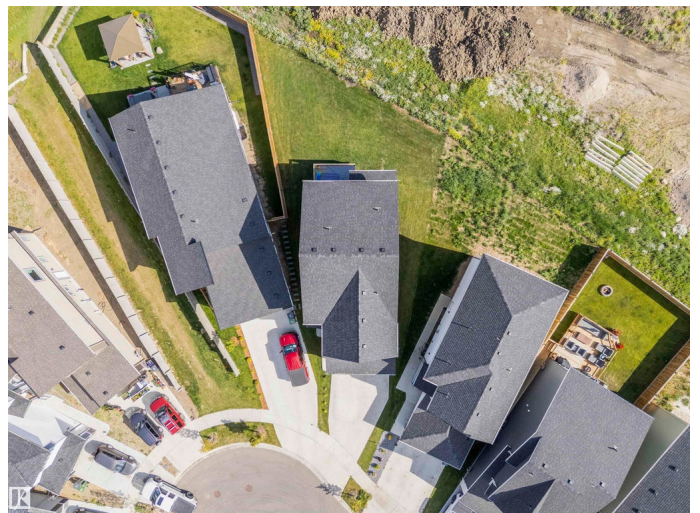
If looking in Beaumont dont miss this Situated on a HUGE PIE SHAPED LOT sits this stunning, FULLY Landscaped ,turn key home, This home is the perfect home for the growing family offering 3 bedrooms, bonus room and den. The main level finishes have been tastefully curated to bring a seamless design with beautiful flooring stretching the entire main level, upgraded plumbing and lighting. The main floor includes a huge living room with an electric fireplace, a nicely situated dining area that sits off the stunning kitchen that features a butlers walk though pantry, comes fully equipped with stainless steel appliances and complimented with quartz countertops. The upper level is where you will find the generous sized bonus room, a den perfect for the home office and 3 spacious bedrooms. The primary bedroom is absolutely stunning and features large windows, a walk-in closet and a spa-like ensuite fully equipped with a free standing tub, custom shower and his and her sinks. The home includes spacious garage .

Built in 2023

Essential Information

MLS® # E4452550

Price \$610,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6205 46 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z2

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	36
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 September 17th, 2025 at 7:32pm MDT