

## **\$610,000 - 6205 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 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 | 16                |
| 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 August 28th, 2025 at 12:47pm MDT