

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

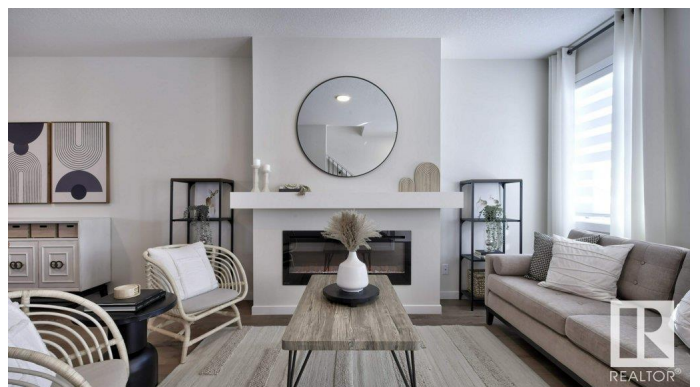
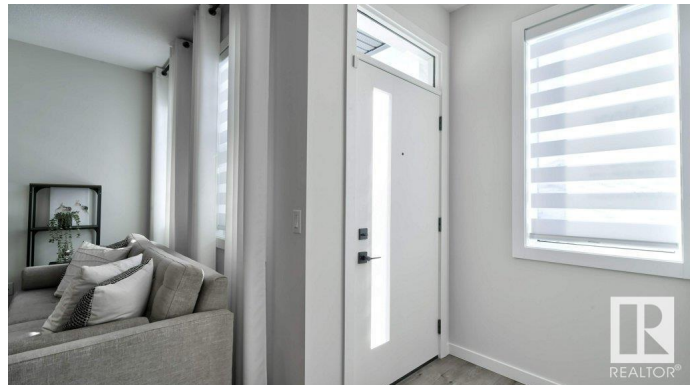
Ruisseau, Beaumont, AB

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 | 5 |
| Zoning | Zone 82 |

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Listing information last updated on April 9th, 2025 at 3:02am MDT