

## \$429,900 - 4724 67 Street, Beaumont

MLS® #E4449224

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this beautifully finished half duplex in family-friendly Ruisseau. With three bedrooms, two and a half bathrooms, and a double attached garage, this home offers a great layout and tasteful updates throughout. Step inside and you'll notice the updated lighting, contemporary finishes, and stylish flooring. The kitchen features crown moulding on the cabinets, a full-height tile backsplash, pantry, and an island with an extended eating bar—perfect for morning coffee or casual meals. The dining nook overlooks the backyard, and the living room is anchored by a corner fireplace with tile surround and mantle. Upstairs, the primary suite includes its own 3-piece ensuite and walk-in closet, while the other two bedrooms are a great size. You'll love the bonus room—ideal for movie nights, a playroom, or a cozy reading space. Finally an unfinished basement offers room to build some equity with plumbing for a bathroom and big windows for a bedroom already there. Don't wait!

Built in 2015

### Essential Information

MLS® # E4449224

Price \$429,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,544         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4724 67 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1Y5        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

Date Listed July 23rd, 2025

Days on Market 10

Zoning Zone 82

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