

## \$699,900 - 6408 42 Avenue, Beaumont

MLS® #E4442779

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,432 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

LUXURY LIVINGÂ INÂ RUISSEAU! HUGE PIE SHAPED LOT! Where modern living meets small-town charm in Beaumont. Ideally located just minutes from the airport, updated recreational facilities, scenic multi-use trails, parks, playgrounds, & locally owned restaurants. Schools are within easy walking distance, making it perfect for growing families. The 'Cole' by Cranston Master Builder ft 9' ceilings, durable vinyl plank flooring throughout the main floor, with an inviting electric fireplace in the living room. The stylish kitchen boasts quartz countertops, soft-close cabinetry extending to the ceiling, & a convenient spice kitchen with a second stove, sink, and full-height cabinets. A bright dining room, den & 4-piece bath complete the main level. Upstairs, enjoy the ease of laundry, a bonus room, & a serene primary with a 5-piece ensuite & walk-in closet. Tow additional bedrooms provide comfort and space for the whole family. Plus a double attached garage and SEPARATE ENTRANCE to basement that has 2 windows!

Built in 2025

### Essential Information

MLS® # E4442779

Price \$699,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,432
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6408 42 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed June 17th, 2025  
Days on Market 36  
Zoning Zone 82



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