

# \$465,000 - 4107 67 Street, Beaumont

MLS® #E4434342

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,650 sqft  
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

LUXURY LIVING IN RUISSEAU! 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, and locally owned restaurants. Schools are within easy walking distance, making it perfect for growing families. This stunning 'Genoa' by Cranston Master Builder home offers an open-concept living space with 9' ceilings, stylish vinyl plank flooring, and an inviting electric fireplace in the living room. The kitchen showcases quartz countertops, soft-close cabinetry extended to the ceiling, and a bright dining area perfect for entertaining. A main floor bedroom and 4-piece bath add flexibility for guests or multi-generational living. Upstairs features a spacious bonus room, a serene primary suite with 4-piece ensuite, convenient upper-floor laundry, and two additional bedrooms—comfort and functionality for the whole family.

Built in 2025

## Essential Information

MLS® #	E4434342
Price	\$465,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,650
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4107 67 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

### Amenities

Amenities	See Remarks
Parking	No Garage

### 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 May 3rd, 2025  
Days on Market 10  
Zoning Zone 82



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