

## \$469,900 - 6618 48 Avenue, Beaumont

MLS® #E4460441

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

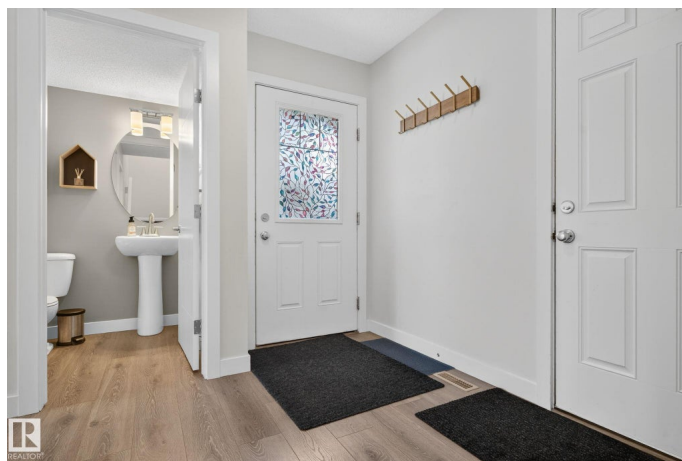
Ruisseau, Beaumont, AB

This fully finished half duplex located in Beaumont in the community of Ruisseau. Walking in you will immediate notice the abundance of space in this open concept floor plan where you'll also notice the granite countertops, stainless steel appliance, natural light & fireplace. Going up a level, you will find the Primary bedroom with walk in closet & 3pc bathroom. 2 addition bedrooms, 4pc bath, upstairs laundry & a second living room. Down in the basement is a fully finished massive recreational space & plenty of storage( that could be finished into a bathroom & a wall easily put up for a 4th bedroom) Outside you will noticed you have no neighbors backing directly onto you giving you plenty of privacy. Walking distance from Beaumont sports and recreation center, schools, a dog park, walking paths & even a future school.

Built in 2018

### Essential Information

MLS® #	E4460441
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,587



Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6618 48 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed           October 2nd, 2025

Days on Market     3

Zoning               Zone 82

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Listing information last updated on October 5th, 2025 at 3:02am MDT