

## **\$675,000 - 4715 65 Street, Beaumont**

MLS® #E4428791

### **\$675,000**

3 Bedroom, 3.50 Bathroom, 2,261 sqft  
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

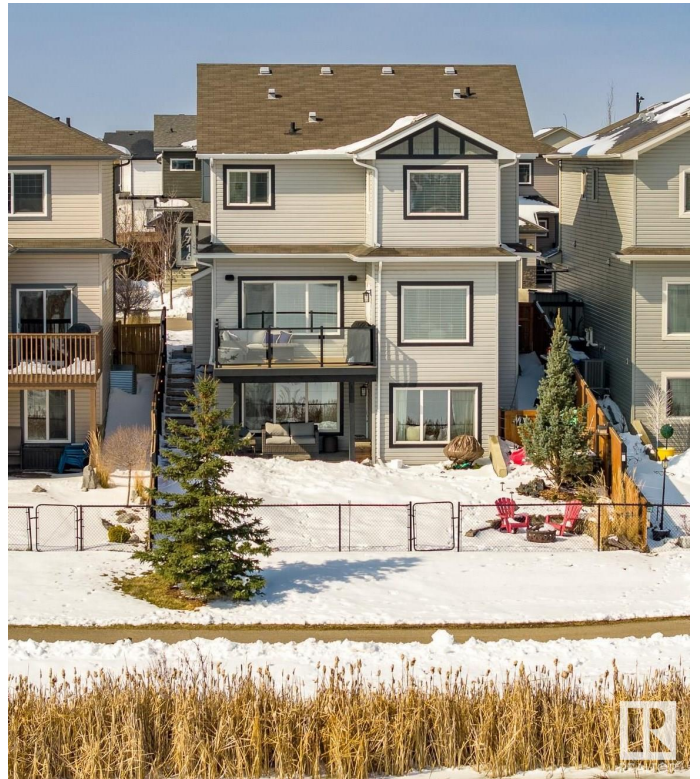
Stunning 2-Story Walkout Backing onto Pond & Trails This beautifully designed 2-story walkout offers breathtaking pond views and direct access to Beaumont's extensive walking path system, providing the perfect blend of nature and modern living. The sun-filled main floor features a spacious living and dining area, a den/flex room, offering versatility for a home office or playroom. The open-concept design is perfect for entertaining, with large windows that showcase the picturesque backyard. Upstairs, the primary suite is a true retreat, complete with a spa-like ensuite and walk-in closet. The second level also includes two great-sized bedrooms, a bonus room, and a convenient upstairs laundry, making family living effortless. The fully finished walkout basement features a separate entrance, offering endless possibilities all while enjoying the stunning pond views. Additional highlights include a heated garage, air conditioned a beautifully landscaped yard with a stamped concrete patio.

Built in 2015

### **Essential Information**

MLS® # E4428791

Price \$675,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,261
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4715 65 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A1

### **Amenities**

Amenities	Air Conditioner, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Stream/Pond
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 3rd, 2025  
Days on Market 8  
Zoning Zone 82



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 8:17pm MDT