

Courtesy Of Sherri L Herman Of One Percent Realty

\$734,900 - 4114 66 Street, Beaumont

MLS® #E4422571

\$734,900

4 Bedroom, 3.50 Bathroom, 1,771 sqft
Single Family on 0.00 Acres

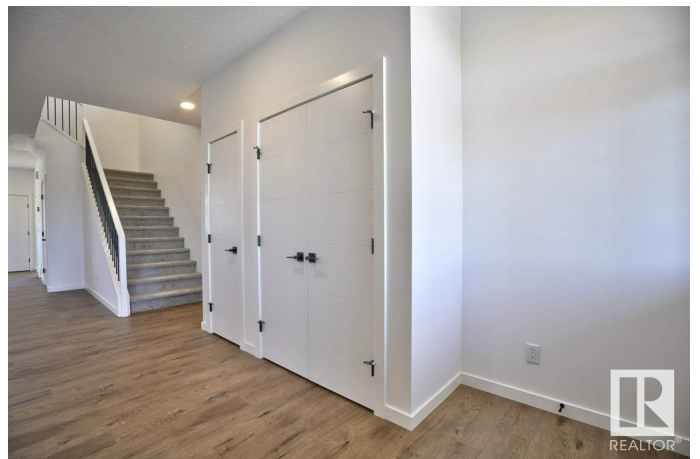
Ruisseau, Beaumont, AB

In Construction! An incredible opportunity awaits—whether you're an investor or a homebuyer looking to combine rental income with your living space! This versatile 2-story home offers three separate dwellings, including a LEGAL BASEMENT SUITE & a GARAGE SUITE. The main floor boasts an open-concept living, dining, & kitchen area w/ stylish features such as vinyl plank flooring, 9'™ ceilings, an electric fireplace with a mantle, stone countertops, metal spindle railings, and a 9'™x11'™ rear deck. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite (featuring dual sinks, walk-in shower, soaker tub), a 4-piece bath, and convenient upstairs laundry. BASEMENT 805 sq. ft: With a separate side entrance, 1-bedroom suite includes a walk-in closet, a spacious living area, & kitchen. GARAGE 485.5SQFT: The unit offers a comfortable 1-bedroom layout with a cozy living area, an eat-in kitchen. Blinds throughout. All appliances included. Fully landscaped & fenced. Photos not of actual home.

Built in 2024

Essential Information

MLS® #	E4422571
Price	\$734,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4114 66 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 22nd, 2025
Days on Market	40
Zoning	Zone 82

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Listing information last updated on April 3rd, 2025 at 9:02pm MDT