

\$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	17
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 July 4th, 2025 at 11:02am MDT