

# \$439,900 - 4105 67 Street, Beaumont

MLS® #E4462254

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,704 sqft  
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this beautifully designed 2-storey home in the vibrant and fast-growing community of Rousseau in Beaumont. Thoughtfully crafted for modern living, it offers a perfect blend of comfort, elegance, and functionality. The main floor features elegant tile flooring, an open-concept kitchen and dining area, a cozy living room with a fireplace, a full bathroom, and a versatile den ideal for a home office or guest space. A separate entrance provides excellent potential for future development. Upstairs, youâ€™™ll find three spacious bedrooms, including a bright primary suite with a spa-like 5-piece ensuite featuring double sinks, a shower/tub combo, and a toilet. A large bonus room adds flexible living space, and upstairs laundry brings added convenience.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462254  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,704     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4105 67 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E9        |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved                                                                                                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Remote Control            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2025 |
|-------------|--------------------|

Days on Market 19

Zoning Zone 82

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Listing information last updated on November 3rd, 2025 at 5:47pm MST