

\$619,900 - 6406 49 Avenue, Beaumont

MLS® #E4451750

\$619,900

3 Bedroom, 2.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

NEW LISTING! Located in a lovely cul-de-sac in the community of Ruisseau, this home offers more than most. Upon entering, enjoy the 9' ceiling, and a massive walk-in entry closet. The kitchen features a galley-style kitchen and a center island. The appliances flow nicely with tiled backsplash, open shelving and granite countertops. The pantry features shelving, cabinets and power. The dining area and living room have an abundance of light and space. Enjoy family time in this entertaining space. The den/office is a great place to work from home. Upstairs has a dream bonus room, with a feature wall and incredible windows. The spacious primary bedroom serves as a retreat and features: a vaulted ceiling, his/hers closets, and an en suite with a dual vanity, soaker tub, shower, and a water closet. Across the hall are spacious bedrooms, a laundry room, and the main bath. The garage fits 3 cars, is drywalled/insulated/heated (in-floor) and has a drain. The basement is partially finished. Enjoy central A/C!

Built in 2017

Essential Information

MLS® # E4451750

Price \$619,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,304
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6406 49 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0W5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop
Parking	Double Garage Attached, Heated, Insulated, Over Sized, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

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

Additional Information

Date Listed	August 7th, 2025
Days on Market	33
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 September 9th, 2025 at 8:02am MDT