

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

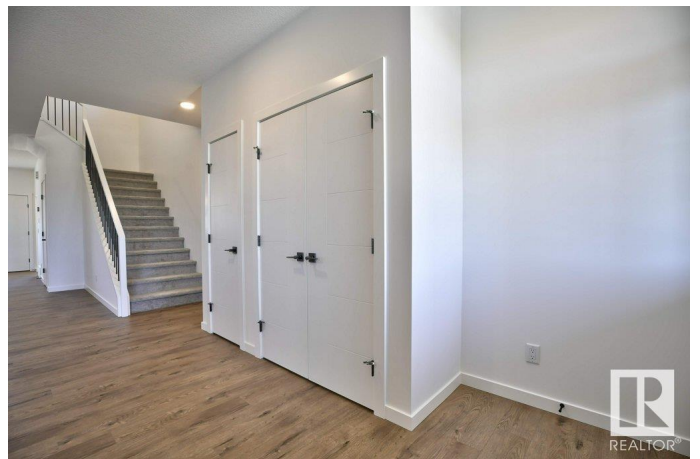
Ruisseau, Beaumont, AB

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	18
Zoning	Zone 82

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Listing information last updated on March 12th, 2025 at 4:17pm MDT