

\$422,500 - 6613 47 Avenue, Beaumont

MLS® #E4465756

\$422,500

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Stunning from the start! This beautiful END UNIT townhome with NO CONDO FEES is move in ready and awaits your family. Striking from the start, this curb appeal welcomes you into the 1460.21 square ft two storey beginning with the open concept main floor. This home is complete with vinyl plank floors (even upstairs!), tons of windows, and a perfectly appointed kitchen with quartz countertops and sleek cabinets to the ceiling too. The main floor also features a 2 pc bath and access to your fenced back yard with deck, lower patio pad, and of course the double garage. Upstairs is home to the main bathroom and 3 bedrooms including the primary with walk in closet, ensuite, and big windows. Located in a fabulous location near schools, parks, easy Highway 2 access, and all Beaumont has to offer.. this one is a winner!

Built in 2021

Essential Information

MLS® #	E4465756
Price	\$422,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,460
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	6613 47 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2X5

Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 14th, 2025
Zoning Zone 82

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