

Courtesy Of Sherri L Herman Of One Percent Realty

## \$689,900 - 4114 66 Street, Beaumont

MLS® #E4429047

**\$689,900**

4 Bedroom, 3.50 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Promo Price!! 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 w/ a 4-piece ensuite (featuring 2 sinks, walk-in shower, soaker tub), a 4-piece bath, & convenient upstairs laundry. LEGAL BASEMENT with a side entrance, 805 sq. ft; 1-bedroom suite includes a walk-in closet, a spacious living area, & kitchen. GARAGE 485.5SQFT: 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® # E4429047

Price \$689,900



|                |                        |
|----------------|------------------------|
| 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    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 82         |

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Listing information last updated on April 20th, 2025 at 7:02pm MDT