

## **\$675,000 - 4715 65 Street, Beaumont**

MLS® #E4428791

**\$675,000**

3 Bedroom, 3.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

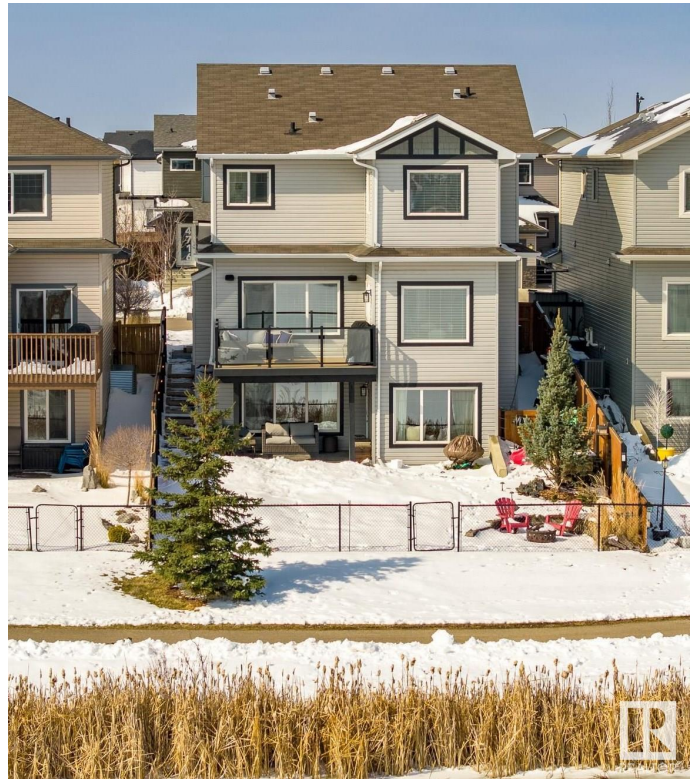
Stunning 2-Story Walkout Backing onto Pond & Trails This beautifully designed 2-story walkout offers breathtaking pond views and direct access to Beaumont's extensive walking path system, providing the perfect blend of nature and modern living. The sun-filled main floor features a spacious living and dining area, a den/flex room, offering versatility for a home office or playroom. The open-concept design is perfect for entertaining, with large windows that showcase the picturesque backyard. Upstairs, the primary suite is a true retreat, complete with a spa-like ensuite and walk-in closet. The second level also includes two great-sized bedrooms, a bonus room, and a convenient upstairs laundry, making family living effortless. The fully finished walkout basement features a separate entrance, offering endless possibilities all while enjoying the stunning pond views. Additional highlights include a heated garage, air conditioned a beautifully landscaped yard with a stamped concrete patio.

Built in 2015

### **Essential Information**

MLS® # E4428791

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,261                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4715 65 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2A1        |

### **Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Air Conditioner, Walkout Basement |
| Parking   | Double Garage Attached            |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

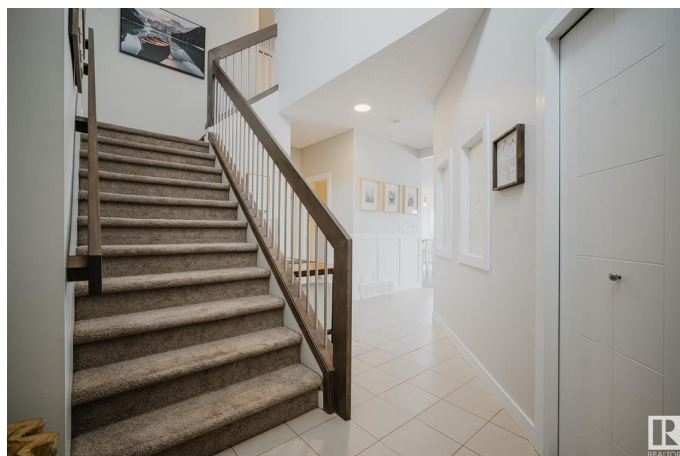
### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Stream/Pond |
| Roof              | Asphalt Shingles   |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 9  
Zoning Zone 82



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Listing information last updated on April 11th, 2025 at 11:32pm MDT