

## \$449,000 - 6612 48 Avenue, Beaumont

MLS® #E4444397

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

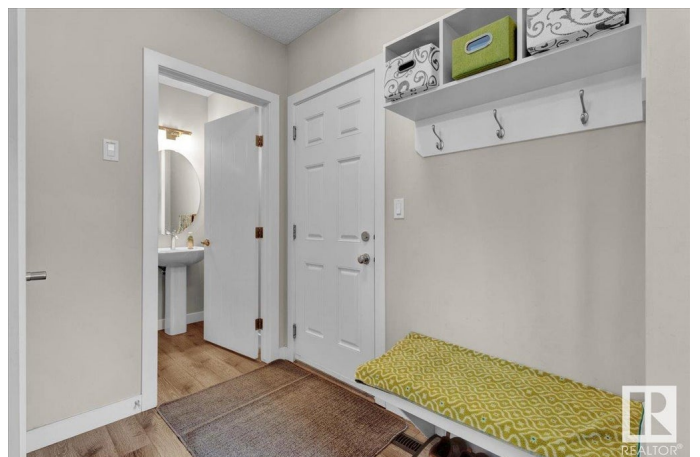
Ruisseau, Beaumont, AB

Located on a quiet street is this meticulously maintained half duplex by LOOK MASTER BUILDER. Welcome to this bright and modern 3-bedroom half-duplex in Beaumont! Enjoy an open-concept layout with modern flooring, a cozy corner fireplace, and loads of natural light from the large windows & glass patio doors along the back. The kitchen features stainless steel appliances, granite countertops, high end cabinetry, a large pantry, and a peninsula that is the perfect height for an eating bar. Upstairs offers a versatile bonus room - perfect for a media room or home office - plus a spacious primary suite w/ walk-in closet and 3-piece ensuite. Two more bedrooms & a 4-piece bath complete the upper level. Both bathrooms upstairs have granite countertops. The backyard has a large wood deck, w/ a gas line, shed, and loads of space to entertain or for kids to play. It is within walking distance to Beaumont rec centre, Ruisseau park, playgrounds & MORE!

Built in 2014

### Essential Information

MLS® #	E4444397
Price	\$449,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

### **Community Information**

Address	6612 48 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y5

### **Amenities**

Amenities	Crawl Space, Deck, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back

Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping  
Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### School Information

Elementary	Ecole Champs Vallée
Middle	Ecole Champs Vallée
High	Ecole Secondaire Beaumont

### Additional Information

Date Listed	June 26th, 2025
Days on Market	5
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 July 1st, 2025 at 4:32pm MDT