

Courtesy Of Brad Smith and Marissa MacIntyre Of Royal LePage Prestige Realty

# \$539,998 - 6305 47 Avenue, Beaumont

MLS® #E4435100

## \$539,998

3 Bedroom, 2.50 Bathroom, 1,709 sqft  
Single Family on 0.00 Acres

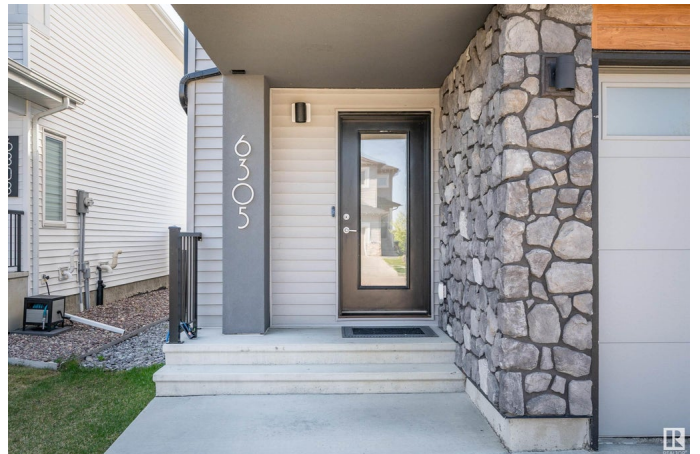
Ruisseau, Beaumont, AB

Welcome home! With pond views that steal the spotlight and modern finishes throughout, this 2-storey delivers everyday function across 1,708 sq ft of beautifully designed space. The main floor features a open layout w/ massive windows in living room, an electric fireplace, and a chef-inspired kitchen complete w/ SS appliances, gas range stove, quartz counters and lrg island. A 2-piece bath finishes off this level. Upstairs, the spacious primary suite includes a walk-in closet and a spa-like 5-piece Jack & Jill ensuite. Two additional bedrooms, a second 5-piece bath, and upper-level laundry complete a layout designed for family living. The basement is partially finished, offering flexible space for future development. Stay comfortable year-round with central air conditioning. Outside, enjoy a landscaped yard and stunning pond views—all just steps from walking trails, schools, parks, and everyday amenities.

Built in 2019

### Essential Information

MLS® #	E4435100
Price	\$539,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,709
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6305 47 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2M5

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Hardie Board Siding, Stone
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding, Stone
Foundation	Concrete Perimeter

## Additional Information

Date Listed May 8th, 2025

Days on Market 4

Zoning Zone 82

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Listing information last updated on May 12th, 2025 at 4:02pm MDT