

\$449,000 - 6612 48 Avenue, Beaumont

MLS® #E4444397

\$449,000

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

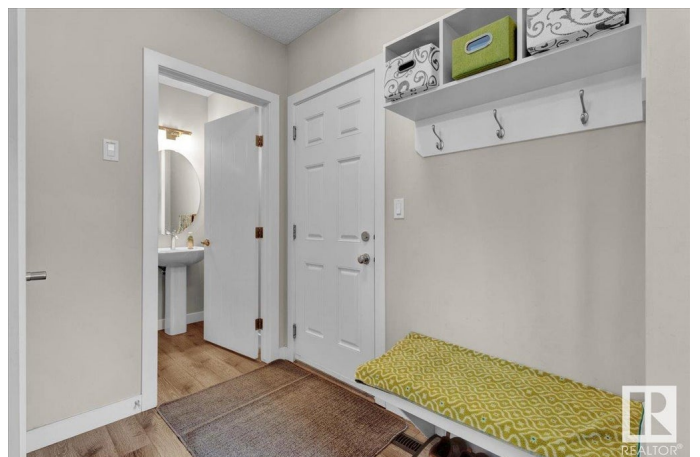
Ruisseau, Beaumont, AB

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 | 19 |
| 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 15th, 2025 at 11:32am MDT