

\$539,998 - 6305 47 Avenue, Beaumont

MLS® #E4435100

\$539,998

3 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

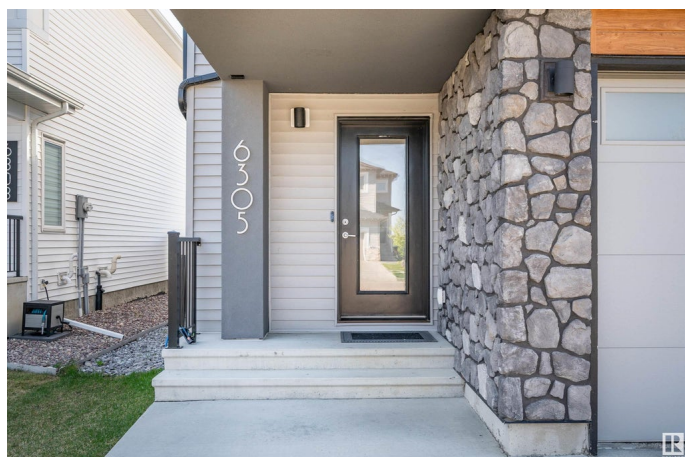
Ruisseau, Beaumont, AB

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

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 May 12th, 2025 at 7:32am MDT