

\$589,900 - 6205 46 Avenue, Beaumont

MLS® #E4465043

\$589,900

3 Bedroom, 2.50 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Welcome to this stunning 2-storey home offering over 2,250 sq ft of luxurious living space in the desirable community of Ruisseau. Built in 2023, this modern residence features an open-concept main floor with 9-ft ceilings, elegant finishes, a spacious living room with a designer fireplace, and a chef-inspired kitchen equipped with quartz countertops, stainless steel appliances, and a convenient walk-through butler's pantry leading to the mudroom. Upstairs, you'll find a large bonus room perfect for family gatherings, three generous bedrooms including a serene primary suite with a walk-in closet and a spa-style ensuite showcasing a freestanding tub and standing shower. Complete with an upper-floor laundry, energy-efficient systems, a double attached garage, and a beautifully landscaped yard, this home combines style, comfort, and practicality in one of Beaumont's most sought-after neighborhoods, close to schools, parks, rec-center and all amenities.

Built in 2023

Essential Information

MLS® # E4465043

Price \$589,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,271
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6205 46 Avenue
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z2

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 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 November 10th, 2025 at 7:17am MST