

\$539,998 - 6305 47 Avenue, Beaumont

MLS® #E4435100

\$539,998

3 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

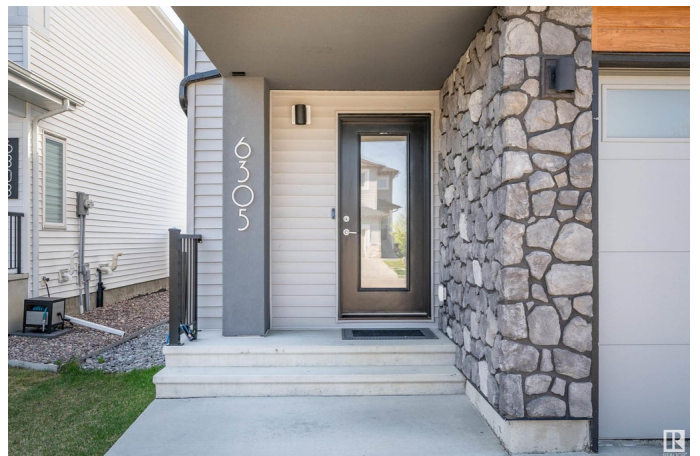
Ruisseau, Beaumont, AB

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

Additional Information

Date Listed May 8th, 2025
Days on Market 1
Zoning Zone 82

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Listing information last updated on May 9th, 2025 at 5:17pm MDT