

## \$652,000 - 6209 66 Street, Beaumont

MLS® #E4458680

**\$652,000**

5 Bedroom, 4.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

RARE Find! Whether you're an investor, or a homebuyer looking to combine rental income with your living space, this well maintained home is the answer! Perfectly located in the much sought after community of Ruisseau, this home has THREE separate dwellings, including a LEGAL BASEMENT SUITE & GARAGE SUITE. The main floor boasts an open-concept living, dining, & kitchen area with upgraded appliances and plenty of cupboard/counter space for entertaining or a relaxing evening with family. Upstairs, is 3 well sized bedrooms. You will love the master bedroom with its walk in closet and ensuite. Upstairs also boasts a family room for even more living space. BASEMENT: Separate side entrance to a completely self contained 1-bedroom suite is 677 ft<sup>2</sup>. It includes a spacious living area/kitchen and in suite laundry. GARAGE SUITE: This 451 ft<sup>2</sup> one bedroom suite is bright

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458680  |
| Price      | \$652,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,551                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6209 66 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2E3        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                               |
| Stories           | 3                                                                                                                                                                       |
| Has Suite         | Yes                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 15th, 2025 at 8:47am MDT