

## \$544,900 - 4201 66 Street, Beaumont

MLS® #E4463840

**\$544,900**

4 Bedroom, 3.00 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Location, Location, Location!! Corner house just steps from Cole Quatre-Saisons and the 4 Seasons spray park (watch your kids walk to school). Come on in, this is The Paragon, built by Look Master Builder with just over 2100 sqft. Two features any buyer will love, 1st is the main floor bedroom with a full bathroom, 2nd is a side entrance to the basement for future suite potential (rough-ins are all already in place). Main floor offers an open concept kitchen/dining and living with a large eat up island, stone counters, two toned soft close cabinetry, lots of windows and a electric fireplace. Upstairs you will find the primary with vaulted ceilings, 5 piece bath (soaker tub, shower and two sinks), 2 more great sized bedrooms, 4 pcs bath, laundry and the bonus room. Other features include window coverings throughout (except doors and basement), 2' added to the garage (length), 9' ceiling on the main, poplar railing with metal spindles, walk through pantry and a appliance credit. Don't miss this one.

Built in 2025

### Essential Information

MLS® # E4463840

Price \$544,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4201 66 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E8        |

### **Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Mantel, Wall Mount                         |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Flat Site, Not Landscaped, Public Swimming Pool, Schools, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 24                 |
| Zoning         | Zone 82            |

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Listing information last updated on November 20th, 2025 at 9:02pm MST