

# \$465,000 - 4107 67 Street, Beaumont

MLS® #E4434342

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,650 sqft  
Single Family on 0.00 Acres

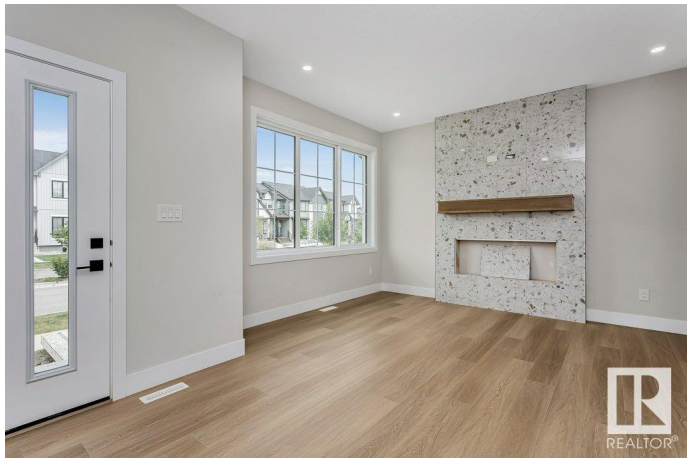
Ruisseau, Beaumont, AB

LUXURY LIVING IN RUISSEAU! Where modern living meets small-town charm in Beaumont. Ideally located just minutes from the airport, updated recreational facilities, scenic multi-use trails, parks, playgrounds, and locally owned restaurants. Schools are within easy walking distance, making it perfect for growing families. This stunning 'Genoa' by Cranston Master Builder home offers an open-concept living space with 9' ceilings, stylish vinyl plank flooring, and an inviting electric fireplace in the living room. The kitchen showcases quartz countertops, soft-close cabinetry extended to the ceiling, and a bright dining area perfect for entertaining. A main floor bedroom and 4-piece bath add flexibility for guests or multi-generational living. Upstairs features a spacious bonus room, a serene primary suite with 4-piece ensuite, convenient upper-floor laundry, and two additional bedrooms—comfort and functionality for the whole family.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434342  |
| Price     | \$465,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,650                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4107 67 Street |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E9        |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed May 3rd, 2025  
Days on Market 8  
Zoning Zone 82



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Listing information last updated on May 10th, 2025 at 10:17pm MDT