

\$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 ft2. It includes a spacious living area/kitchen and in suite laundry. GARAGE SUITE: This 451 ft2 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 37
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 October 26th, 2025 at 7:17am MDT