



## Beaumont Alberta

\$425,000

Welcome to this brand-new home in the desirable community of Ruisseau in Beaumont, perfectly situated on a corner lot and thoughtfully designed for modern family living. The main floor features a private office and a full bathroom, making it ideal for working from home or accommodating guests. The bright and inviting living room with a cozy fireplace serves as the heart of the home, creating a warm and comfortable space for everyday living and entertaining. Tile flooring throughout the main level adds both style and durability while complementing the open layout. Upstairs, you'll find 3 spacious bedrooms and a large bonus room, offering flexible space for a media area, playroom, or additional family lounge. The home also includes a side entrance, providing added convenience and excellent potential for future basement development. Located in a growing Beaumont neighbourhood close to parks, walking paths, and local amenities, this home offers a great combination of space, comfort, and modern design. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

<http://www.housesearchedmonton.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.