

Courtesy Of David Lofthaug Of Bode

# \$624,900 - 6304 42 Avenue, Beaumont

MLS® #E4463807

## \$624,900

3 Bedroom, 2.50 Bathroom, 2,310 sqft  
Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

The Oasis 26™ by Look Built Inc. offers 2,310 sq ft of contemporary living in the desirable community of Ruisseau, Beaumont. This 3-bedroom, 2.5-bath home is currently under construction, with tentative possession in February 2026. Designed with function and style in mind, the main floor features an open-concept layout ideal for entertaining and everyday family life. High-quality finishes, a chef-inspired kitchen, and large windows create a bright, modern feel throughout. Upstairs, the spacious primary bedroom includes a luxurious ensuite and walk-in closet, accompanied by two additional bedrooms and a versatile bonus area. Built with exceptional craftsmanship, and backed by a comprehensive Traveler's New Home Warranty. this home also includes roller blinds, and a double garage. Located near parks, schools, and amenities in Beaumont's growing Ruisseau community. Photos are representative.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463807  |
| Price     | \$624,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,310                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6304 42 Avenue |
| Area        | Beaumont       |
| Subdivision | Ruisseau       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 0G7        |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 5th, 2025 at 7:32am MST