

# \$749,900 - 6403 66 Street, Beaumont

MLS® #E4431036

## \$749,900

7 Bedroom, 5.00 Bathroom, 2,443 sqft  
Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Turnkey investment opportunity in Beaumont's sought-after Dansereau Meadows. Perfect for savvy investors, multi-generational living, or homeowners looking to offset their mortgage. This fully finished property features three self-contained living spaces. The main home offers 1950 SF with 4 bedrooms and 3 full bathrooms. The in-law suite includes 2 bedrooms, a full kitchen, private laundry, a 4-piece bath, 9â€™™ ceilings, and a private side entrance with 828 SF of living space. The 492 SF garden suite is located behind the garage and features 1 bedroom, a 4-piece ensuite, living space, laundry, and a separate entrance. Ideal for maximizing rental income or housing extended family. The home includes quality upgrades like quartz countertops, triple-pane windows, custom mudroom lockers, and luxury vinyl plank flooring. A rare, high-potential property with flexible layout options and strong revenue potential.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431036  |
| Price      | \$749,900 |
| Bedrooms   | 7         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6403 66 Street    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2P6           |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                          |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                 |
| Stories           | 4                                                       |
| Has Suite         | Yes                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished                                          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Airport Nearby, Not Fenced, Not Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed April 16th, 2025  
Days on Market 15  
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 May 1st, 2025 at 3:32pm MDT