

Courtesy Of Christy M Cantera Of Real Broker

## \$559,800 - 7016 54 Avenue, Beaumont

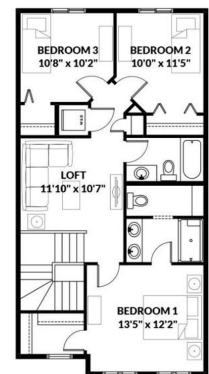
MLS® #E4441695

**\$559,800**

3 Bedroom, 2.50 Bathroom, 1,767 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

MOVE IN JULY to this EXTRAORDINARY FOREVER HOME, constructed by Master Builder HOMES BY AVI & receive summer promo that includes full landscaping & blinds package. Community of Elan Beaumont welcomes you with tranquility living surrounded by nature trails, ponds & parks. This spectacular home features charming full width front porch, 3 bedrooms, 2.5 bathrooms, upper-level family room/laundry closet PLUS separate side entrance for future basement development. Numerous upgrades include, main level pocket office, gas line to stove & BBQ, 200 Amp electrical, 9 ft ceiling height main/basement, welcoming foyer with closet, back mud-room, luxury vinyl plank flooring, quartz countertops throughout & 22x20 rear garage. Kitchen showcases abundance of cabinetry, center island w/built in microwave, chimney hood fan, tiled backsplash & pantry. Ownersâ€™ suite is accented with spa-like 4-piece ensuite showcasing dual sinks, glass shower & private stall. 2 spacious jr rooms & additional 4 pc bath. MUST SEE HOME!!!



Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441695  |
| Price  | \$559,800 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7016 54 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z9        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Rear Drive Access  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Landscaped, Not Fenced, Paved Lane, Picnic Area, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ecole Bellevue            |
| Middle     | Ecole Champs Vallee       |
| High       | Ecole Secondaire Beaumont |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 82         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT