

## \$649,900 - 7111 50a Avenue, Beaumont

MLS® #E4460733

**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,458 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Beautifully designed 2-storey home offering over 2,400 sq.ft. of functional living space. The main floor features 9 ft ceilings, a spacious den, full bathroom, and a central dining area. The kitchen is sure to impresses with a 9 ft island, ample cabinetry, and a window that allows you to overlook the south-facing backyard while washing dishes. An oversized walk-in pantry to keep you well stocked and organized, completes the kitchen. There is a central bonus room upstairs along with 2 spare bedrooms each with walk-in closets. At the rear of the home is a generous primary suite with a walk-in closet that connects directly to the laundry room. The ensuite features dual sinks, a free-standing tub, and a large tiled shower. Additional highlights include a garage with floor drain, EV charge rough in, a smart home package, back alley access if needed, and a family-friendly layout. This home blends space, light, and function in every detail.

\*Photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4460733

Price \$649,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,458                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7111 50a Avenue |
| Area        | Beaumont        |
| Subdivision | Elan            |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3G5         |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached                                                                                                     |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher - Energy Star, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplaces        | Insert                                                                                                      |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Back Lane        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 3rd, 2025

Days on Market                17

Zoning                            Zone 82

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Listing information last updated on October 20th, 2025 at 10:47am MDT