

Courtesy Of Christy M Cantera Of Real Broker

\$559,800 - 7016 54 Avenue, Beaumont

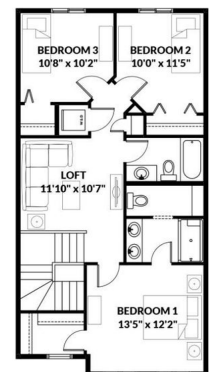
MLS® #E4441695

\$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 | 5 |
| 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 June 16th, 2025 at 6:47pm MDT