

## \$558,500 - 7011 50a Avenue, Beaumont

MLS® #E4420127

**\$558,500**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Looking for a change? Look no further! HOMES BY AVI is building your FOREVER HOME in breathtaking Elan Beaumont. Tranquility living with nature trails, ponds & parks surrounding community. Discover the "Bryson" model with ample space for your family to live comfortably. Features 3 spacious bedrooms each with Walk-In Closets, main level Flex Room (great space for home office) upper-level FULL laundry room & loft style family room! PLUS 3 FULL BATHROOMS (main level bathroom with shower). SEPERATE SIDE ENTRANCE for future basement development, 9 ft main floor ceiling height, welcoming foyer with closet, luxury vinyl plank flooring, electric fireplace with mantle & front access dble attached garage with man-door. Kitchen showcases abundance of cabinetry, quartz countertops, centre island, hood fan, tiled backsplash, pantry & generous appliance allowance. Owners'™ suite is accented with spa-like 5-piece ensuite showcasing dual sinks, soaker tub, glass shower & private stall. Your new home awaits. WELCOME!



Built in 2025

### Essential Information

MLS® # E4420127

Price \$558,500

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7011 50a Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z7

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **School Information**

Elementary	Ecole Bellevue
Middle	Ecole Champs Vallee
High	Ecole Secondaire Beaumont

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	74
Zoning	Zone 82

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Listing information last updated on April 18th, 2025 at 7:17pm MDT