

## \$549,800 - 7016 54 Avenue, Beaumont

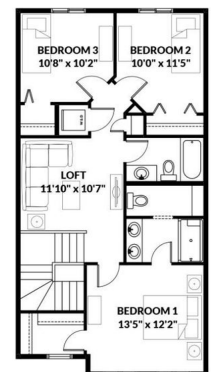
MLS® #E4441695

**\$549,800**

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

Elan, Beaumont, AB

MOVE IN READY! HOMES BY AVI & Community of Elan Beaumont welcomes you to your new Forever Home! 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. Full landscaping & blinds package included. MUST SEE HOME!!!



Built in 2025

### Essential Information

MLS® #	E4441695
Price	\$549,800
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	85
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 September 4th, 2025 at 3:32am MDT