

Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

# \$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 | 64                 |
| Zoning         | Zone 82            |

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Listing information last updated on April 8th, 2025 at 2:02pm MDT