

Courtesy Of Brandin Strasser Of Real Broker

## \$580,000 - 7012 54 Avenue, Beaumont

MLS® #E4447047

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

BETTER than brand new! This well-maintained Homes by Avi home built in 2023 offers the best of both worlds, turn-key without sacrificing that new-home feel. Located in the new community of Elan in West Beaumont this home is perfect for a growing family or empty nesters looking for a quaint getaway in a thriving quiet family-friendly community. Have kids or pets? The large park across the street provides a perfect place to hangout, relax & enjoy the sun or snow! Inside the home you are greeted with quality finishes and a sleek design that is modern and clean. Relax in the well sized living room while sun soaks your home, host a dinner party, or gather in the kitchen around your large island. Whether you're working from home or need some extra space for a playroom the den on the main floor is the perfect space. Upstairs you have 3 good sized bedrooms, a 5 piece ensuite for a relaxing getaway, and even more family space in your large bonus room. Quick Possession available.

Built in 2023

### Essential Information

MLS® # E4447047

Price \$580,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,067                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7012 54 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z9        |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                                         |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 25              |
| 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 August 4th, 2025 at 3:02pm MDT