

Courtesy Of Christy M Cantera Of Real Broker

## \$534,800 - 7016 54 Avenue, Beaumont

MLS® #E4441695

**\$534,800**

3 Bedroom, 2.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

**MOVE-IN READY!** This stunning Lochlan home sits on an oversized 28-foot pocket lot & features an extended wrap-around front veranda. Large 22x20 rear garage for ample parking & storage. Conveniently located right across the street from a beautiful community park. Welcome to your new Forever Home in the Homes by AVI Community of Elan Beaumont, where tranquility meets nature trails, ponds, & parks. This spectacular home offers 3 bedrooms, 2.5 bathrooms, an upper-level family room with laundry closet, plus a separate side entrance for future basement development. Enjoy numerous upgrades including a main-level pocket office, gas lines for stove & BBQ, 200 Amp electrical service, 9 ft ceiling height on main and basement levels, a welcoming foyer with closet, back mudroom, luxury vinyl plank flooring, quartz countertops throughout, and more. Kitchen showcases abundant cabinetry, centre island w/built-in microwave, chimney hood fan, tiled backsplash & pantry. Owners suite w/spa like ensuite & WIC. **MUST SEE HOME!**



Built in 2025

### Essential Information

MLS® # E4441695

Price \$534,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,780                  |
| 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 | 98              |
| Zoning         | Zone 82         |

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Listing information last updated on September 17th, 2025 at 4:17pm MDT