

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



Lease Rate	\$10
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	112
Zoning	Zone 82

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Listing information last updated on September 30th, 2025 at 10:02pm MDT