

## \$609,900 - 7012 54 Avenue, Beaumont

MLS® #E4440505

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Step inside & be amazed! 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. There is no better place to call home!

Built in 2023

### Essential Information

MLS® # E4440505

Price \$609,900



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	Ceiling 9 ft., Front Porch, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, 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, Composition
Exterior Features	Back Lane, Landscaped, Park/Reserve

Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on June 8th, 2025 at 4:32am MDT