

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 1:02am MDT