

## \$474,700 - 7143 52 Avenue, Beaumont

MLS® #E4457609

**\$474,700**

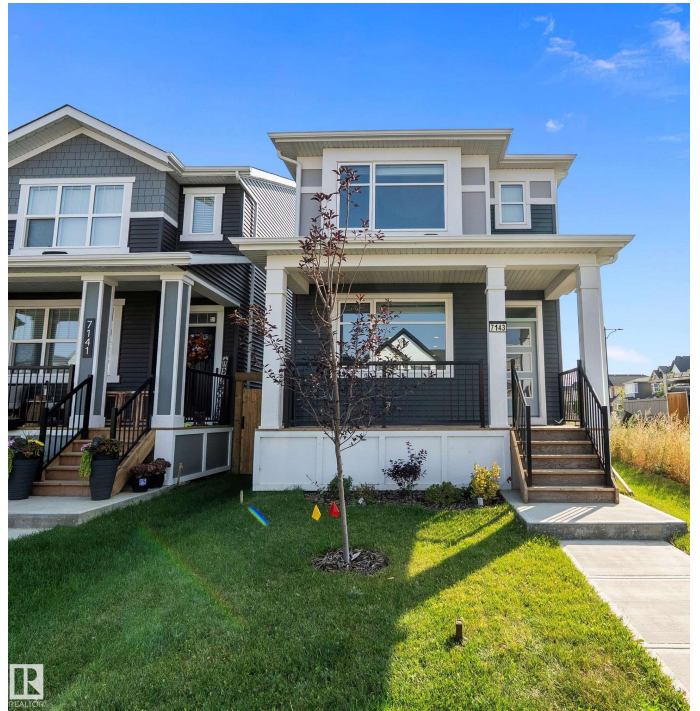
3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

BETTER THAN NEW, this 1534 sq. ft. QUALITY BUILT "HOMES BY AVI, 2 STOREY, is ready for IMMEDIATE POSSESSION. GREAT ROOM floor plan featuring VINYL PLANK flooring, contemporary WHITE CABINETRY with upgraded STAINLESS APPLIANCES, including a GAS STOVE (220 is in for electric) and WATER/ICE feature on the REFRIDGERATOR plus QUARTZ COUNTERS and modern BRASS ACCENTS. A 2 piece bath & handy mud room off the back door leads to the SUNNY SOUTH YARD and DOUBLE DETACHED GARAGE that is insulated & drywalled! Up to a SPACIOUS PRIMARY that has a WALK IN CLOSET & 3 PIECE BATH, 2 additional bedrooms, a 4 piece main bath & CONVENIENT 2ND. FLOOR LAUNDRY. The basement features a SEPARATE ENTRANCE from outside and is ready for future development. The yard features low maintenance landscape and a brand new fence on one side! ELAN is a lovely new area in West BEAUMONT featuring PARKS, PLAYGROUNDS, WALKING TRAILS and wonderful GATHERING SPACES for FAMILIES and FRIENDS! It is PERFECT!

Built in 2023

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4457609               |
| Price          | \$474,700              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,535                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7143 52 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z7        |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch |
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Detached                                         |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                      |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                      |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Bellevue School      |
| Middle     | Ecole Champs Vallee School |
| High       | Beaumont Composite HS      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 15th, 2025 at 7:17am MDT