

Courtesy Of Gurpreet Singh Of Royal Lepage Magna

# \$499,851 - 7018 54 Avenue, Beaumont

MLS® #E4432960

**\$499,851**

3 Bedroom, 2.50 Bathroom, 1,551 sqft  
Single Family on 0.00 Acres

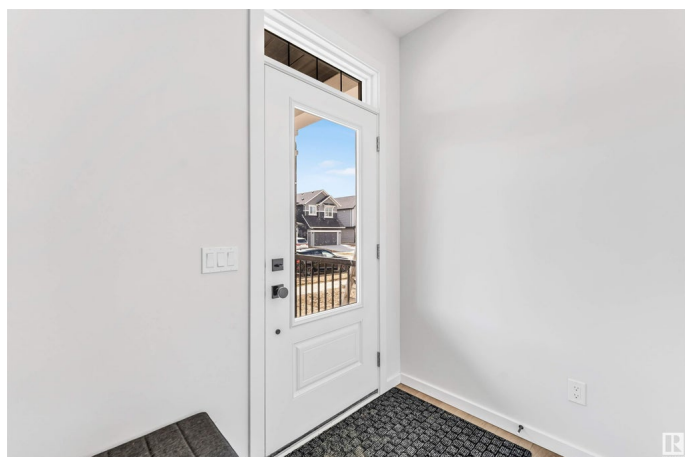
Elan, Beaumont, AB

Ready to Live? Discover this stunning, upgraded, turn-key laned home perfectly situated just steps away from 3 parks and tranquil ponds, making it an exceptionally safe and ideal neighbourhood for kids! Imagine pulling into your double detached garage after enjoying the nearby green spaces. Step inside onto luxurious luxury vinyl plank flooring that extends throughout the bright, expansive 9-foot main floor, featuring a stylish hardware upgrade. The gourmet kitchen is a dream with elegant quartz countertops and soft-close cabinet doors and drawers, ready for family meals and entertaining. Enjoy summer BBQs with the convenient gas line on your patio and admire the beautiful, professionally completed front landscaping. A separate side entrance adds fantastic potential. This home is designed for immediate comfort and a vibrant family lifestyle, ready for you to move in and start making memories. It is currently tenant-occupied, presenting a seamless opportunity!

Built in 2024

## Essential Information

MLS® #	E4432960
Price	\$499,851
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7018 54 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

### **Amenities**

Amenities	Smart/Program. Thermostat, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground

Nearby, Public Transportation, Ravine View, Vegetable Garden, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 25th, 2025  
Days on Market 5  
Zoning Zone 82

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