

Courtesy Of Jeff D Jackson Of Bode

# \$529,900 - 7116 51 Avenue, Beaumont

MLS® #E4421634

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,716 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

This stunning home boasts 10' high ceilings on the main level, creating an open and airy atmosphere, while the 9' foundation height adds to the spacious feel. The painted spindle railing on the main level enhances the elegant design, complemented by a knockdown ceiling texture for a modern touch. Designed for both convenience and future possibilities, the home includes a separate side entrance, a wet bar sink rough-in in the basement, and a solar panel electrical rough-in. An exterior gas line is ready for a future BBQ, making outdoor entertaining effortless. The kitchen is equipped with stainless steel appliances, quartz countertops, and high-end finishes that extend to the full bathrooms. The tile-to-ceiling feature in the standard ensuite shower adds a luxurious feel. Stylish and durable flooring includes Luxury Vinyl Plank throughout the main level, Luxury Vinyl Tile in full bathrooms and the laundry room, and carpet on the stairs and upper level for added comfort.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421634  |
| Price    | \$529,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,716                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7116 51 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E6        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 2   |
| Parking        | Parking Pad Cement/Paved                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025

Days on Market 49

Zoning Zone 82

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