$487,500 - 5116 69 Street, Beaumont
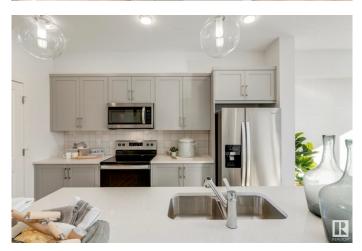
MLS® #E4419365

$487,500

3 Bedroom, 2.50 Bathroom, 1,468 sqft
Single Family on 0.00 Acres

Elan, Beaumont, AB

Discover HOMES BY AVI with this master-craft build, the â€œALEXANDRAâ€•. This home has everything your family needs to live comfortably in tranquil Elan, Beaumont! Superb location surrounded by nature trails, parks, ponds, new schools and all amenities. Tremendous layout featuring: quaint full-width front porch, separate side entrance for future basement development, 9 ft main floor ceiling height, 3 spacious bedrooms, 2.5 full bathrooms, upper-level laundry closet suitable for stacked washer/dryer. Welcoming foyer with luxury vinyl plank flooring transitions to open concept front lounge boasting large windows for array of natural light. Kitchen showcases abundance of cabinetry, quartz countertops, centre island w/built-in microwave, chimney style hood fan, tiled backsplash & walk-in pantry. Back mud room is complimented by 2 pc powder room. Ownersâ€™ suite is accented with spa-like 4-piece ensuite showcasing glass/tiled shower with seat & large WIC. Full appliance allowance provided.

Built in 2025

Essential Information

MLS® #	E4419365
Price	$487,500

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5116 69 Street
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z3

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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, Playground Nearby, 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	January 27th, 2025
Days on Market	101
Zoning	Zone 82