

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!

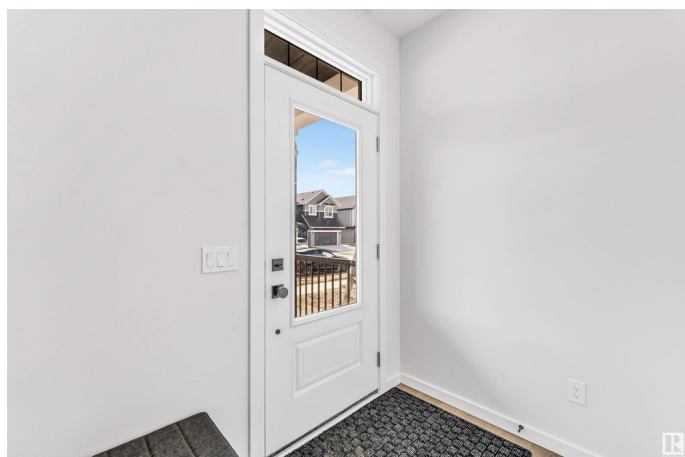
Built in 2024

### 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 | 64               |
| Zoning         | Zone 82          |

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Listing information last updated on June 28th, 2025 at 12:32am MDT