

\$449,900 - 7104 50a Avenue, Beaumont

MLS® #E4460802

\$449,900

3 Bedroom, 2.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Modern design meets smart functionality in this stylish 2-storey lane home by award winning Cantiro Homes. It offers just over 1,270 sq. ft. of well planned living space! The spacious kitchen features quartz countertops, soft close drawers, a large walk-in pantry, and a massive window overlooking the backyard. Enjoy 9' ceilings on the main floor, a central dining area, and a bright front living room with a large window that fills the space with natural light. The covered front entry opens to a functional foyer with coat hooks. Upstairs, the oversized primary bedroom is located at the front of the home and includes a walk-in closet with a window, plus a 5' walk-in shower in the ensuite. Two additional bedrooms offer extra wide windows and are conveniently located near the upper-level laundry. East facing front yard and side entrance for future basement suite potential. Front yard landscaping included. *Photos are for representation only. Colours, finishing and elevation may vary.*

Built in 2025

Essential Information

MLS® # E4460802

Price \$449,900

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7104 50a Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking	See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave 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, Partially Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	12
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 8:02am MDT