

Courtesy Of Brandin Strasser Of Real Broker

## \$580,000 - 7012 54 Avenue, Beaumont

MLS® #E4447047

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

BETTER than brand new! This well-maintained Homes by Avi home built in 2023 offers the best of both worlds, turn-key without sacrificing that new-home feel. Located in the new community of Elan in West Beaumont this home is perfect for a growing family or empty nesters looking for a quaint getaway in a thriving quiet family-friendly community. Have kids or pets? The large park across the street provides a perfect place to hangout, relax & enjoy the sun or snow! Inside the home you are greeted with quality finishes and a sleek design that is modern and clean. Relax in the well sized living room while sun soaks your home, host a dinner party, or gather in the kitchen around your large island. Whether you're working from home or need some extra space for a playroom the den on the main floor is the perfect space. Upstairs you have 3 good sized bedrooms, a 5 piece ensuite for a relaxing getaway, and even more family space in your large bonus room. Quick Possession available.

Built in 2023

### Essential Information

MLS® # E4447047

Price \$580,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7012 54 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	49
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 August 28th, 2025 at 4:32am MDT