

## \$619,000 - 7012 54 Avenue, Beaumont

MLS® #E4436715

**\$619,000**

3 Bedroom, 2.50 Bathroom, 2,031 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

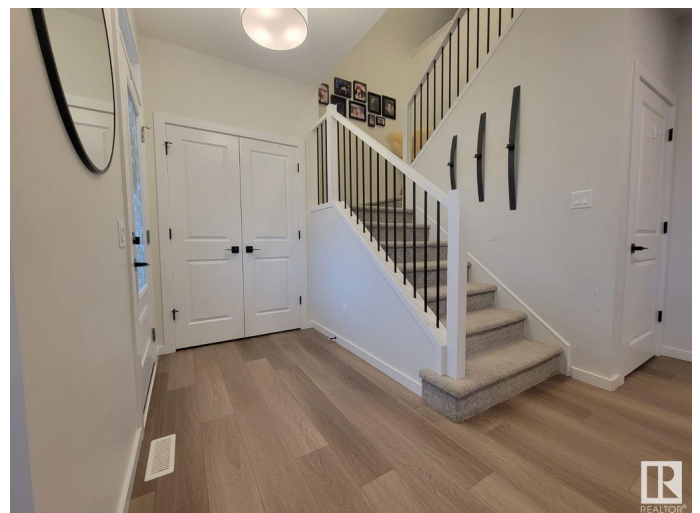
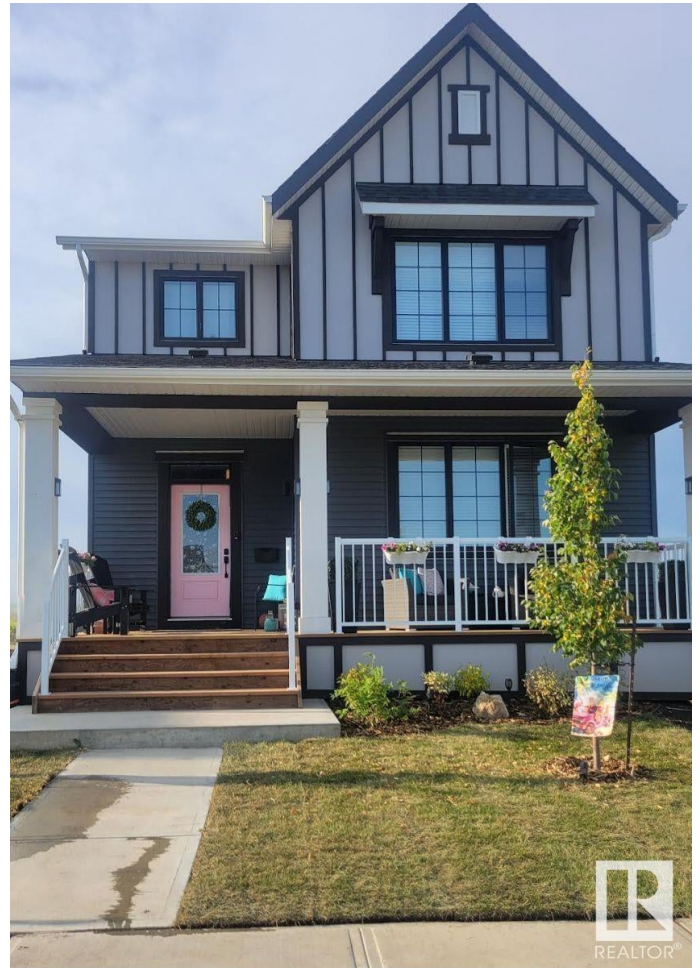
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Experience upscale living in this stunning Donovan model by Homes by Avi, built in 2023 and ideally located across from a serene park in one of Beaumont's most sought-after communities. Boasting over 2,000 sq ft, this elegant home offers 3 spacious bedrooms, 2.5 baths, an upper bonus room, and a versatile main floor flex space—perfect for a home office or den. The open-concept main floor features luxury vinyl plank flooring, an electric fireplace, and a chef-inspired kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a generous island. Enjoy the convenience of main-floor laundry and a stylish powder room. The primary suite impresses with a large walk-in closet and a spa-like 5-piece ensuite. A 10x10 deck, a fully landscaped yard, and an oversized double detached garage with lane access complete the package. With park views, access to top schools, trails, and amenities.

Built in 2023

### Essential Information

MLS® # E4436715

Price \$619,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,031                  |
| 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      | Deck, Detectors Smoke, Front Porch |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition  |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Picnic Area, Playground |

|              |                             |
|--------------|-----------------------------|
|              | Nearby, Schools, Shopping M |
| Roof         | Asphalt Shingles            |
| Construction | Wood, Composition           |
| Foundation   | Concrete Perimeter          |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 82        |

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Listing information last updated on May 17th, 2025 at 1:32pm MDT