

## \$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

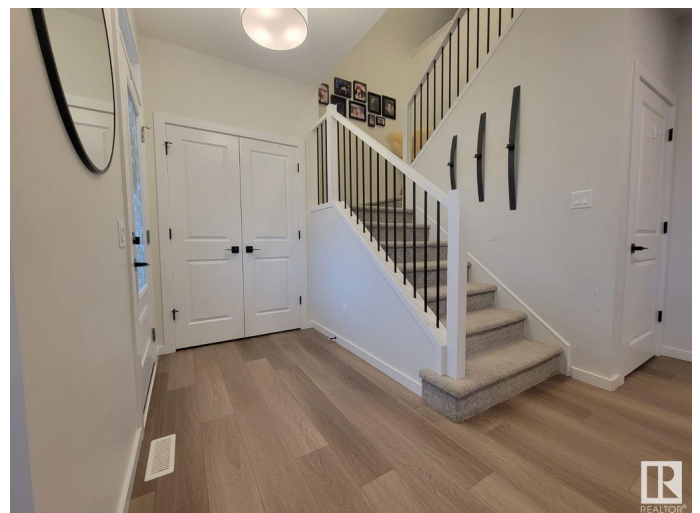
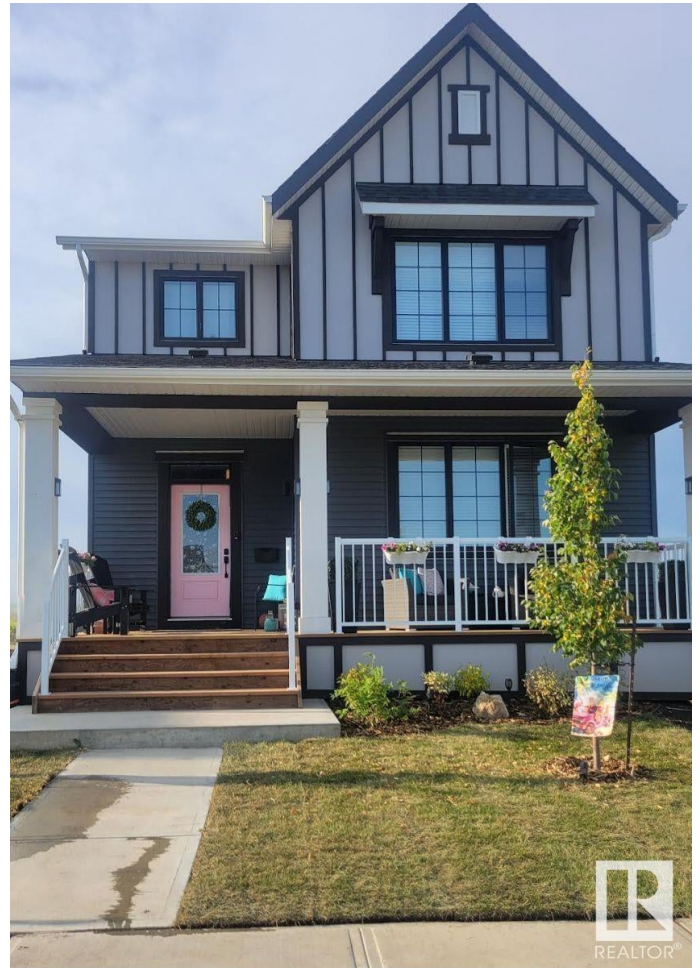
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Experience upscale living in this stunning Donovan model by Homes by Avi, built in 2023 and ideally located across from a serene park in one of Beaumont's most sought-after communities. Boasting over 2,000 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	6
Zoning	Zone 82

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Listing information last updated on May 21st, 2025 at 7:17am MDT