

## \$474,900 - 7143 52 Avenue, Beaumont

MLS® #E4436337

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,535 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome home to the brand new family friendly community of ELAN! Offering plenty of walkable trails, close proximity to the Beaumont Rec Centre and town shops! This home has modern curb appeal, and a bright and spacious interior with an open concept floor plan. The living and dining areas give you plenty of space to entertain, kitchen is beautiful with upgraded appliances, stainless steel and plenty of cabinet space. Main is complete with 2pc bath and mudroom. Head upstairs to find 3 bedrooms, upper floor laundry and additional bathroom. Master is stunning with an ensuite fit for a king and queen! The basement is unfinished, an open canvas awaiting your final touches! Come and see and call this place HOME!

Built in 2023

### Essential Information

MLS® #	E4436337
Price	\$474,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7143 52 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 14th, 2025

Days on Market 34

Zoning Zone 82

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Listing information last updated on June 17th, 2025 at 1:17am MDT