

Courtesy Of Vanessa N Landry Of Initia Real Estate

# \$489,900 - 7018 54 Avenue, Beaumont

MLS® #E4448142

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,544 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome to your dream home in the vibrant community of Elan! This stunning 1544 sf ft farmhouse-inspired residence blends modern elegance with cozy charm, creating an inviting atmosphere perfect for family living. As you step onto the generous south facing front porch, you're greeted by warm sunlight and a friendly ambiance. Inside, discover an open floor plan thoughtfully designed for both functionality and style. The spacious living area features a stylish fireplace and flows seamlessly into the contemporary kitchen equipped with soft-close cabinetry and state-of-the-art appliances including a gas stove. This beautiful home boasts 3 generously sized beds, 2.5 baths, a small den on main floor and bonus room upstairs ensuring there's plenty of room for everyone to unwind. The primary suite comes complete with a private ensuite and walk-in closet. The home offers a separate entrance, deck in the back and double detached garage. Move into one of Beaumont's best neighbourhoods; offering 3 parks and ponds!

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4448142  |
| Price  | \$489,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,544                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7018 54 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6M 1M7        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Remote Control, Wall Mount                                                                                           |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Back Lane, Not Landscaped, Picnic Area, Playground |

|              |                    |
|--------------|--------------------|
|              | Nearby, Schools    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 82         |

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Listing information last updated on August 5th, 2025 at 10:47am MDT