

## \$548,000 - 5412 69 Street, Beaumont

MLS® #E4448168

**\$548,000**

4 Bedroom, 3.00 Bathroom, 1,746 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

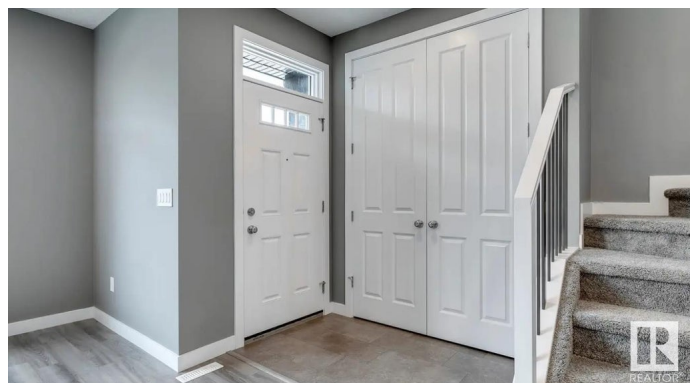
FULL BED & BATH ON MAIN! Award-winning Crystal Creek Homes presents this stunning two-storey 4 bed, 3 bath detached home in the highly desirable community of Elan in Beaumont. This home offers a perfect blend of modern style and everyday comfort. Enjoy the charming large front porch before stepping inside to an open-concept main floor, featuring a spacious living room with fireplace, modern kitchen, pantry, and dining area. The main floor also includes a bedroom and a full bathroom, perfect for guests or additional living space. Upstairs, you'll find a versatile bonus room, convenient walk-in laundry, a 4-piece bathroom, and 3 generously sized bedrooms. The primary suite boasts a walk-in closet and a private ensuite with shower. This home also comes with a \$5,000 appliance credit, a separate side entrance to the basement, and a double detached garage! Don't miss your opportunity to make it yours. **UNDER CONSTRUCTION!** First 13 photos are of the same model (interior colors differ) rest are of the home.

Built in 2025

### Essential Information

MLS® # E4448168

Price \$548,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,746                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5412 69 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z7        |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                     |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Metal, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | École Bellevue School     |
| Middle     | École Dansereau Meadows   |
| High       | École Secondaire Beaumont |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 82         |

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Listing information last updated on August 4th, 2025 at 4:17am MDT