

# \$499,851 - 7018 54 Avenue, Beaumont

MLS® #E4432960

**\$499,851**

3 Bedroom, 2.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Ready to Live? Discover this stunning, upgraded, turn-key laned home perfectly situated just steps away from 3 parks and tranquil ponds, making it an exceptionally safe and ideal neighbourhood for kids! Imagine pulling into your double detached garage after enjoying the nearby green spaces. Step inside onto luxurious luxury vinyl plank flooring that extends throughout the bright, expansive 9-foot main floor, featuring a stylish hardware upgrade. The gourmet kitchen is a dream with elegant quartz countertops and soft-close cabinet doors and drawers, ready for family meals and entertaining. Enjoy summer BBQs with the convenient gas line on your patio and admire the beautiful, professionally completed front landscaping. A separate side entrance adds fantastic potential. This home is designed for immediate comfort and a vibrant family lifestyle, ready for you to move in and start making memories. It is currently tenant-occupied, presenting a seamless opportunity!

Built in 2024

## Essential Information

MLS® # E4432960

Price \$499,851

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,551
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	Smart/Program. Thermostat, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, 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, Backs Onto Park/Trees, Environmental Reserve, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground

Nearby, Public Transportation, Ravine View, Vegetable Garden, See  
Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	69
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 8:47pm MDT