

# \$617,500 - 7134 52 Avenue, Beaumont

MLS® #E4440233

**\$617,500**

3 Bedroom, 2.50 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Great family home with a WALKOUT BASEMENT & Open to Below floor plan- Built by Homes By Avi! This spacious 2070 sqft home offers 3 bedrooms + a main floor office (or den), 2.5 baths, an upper-level bonus room, laundry room. Prime location backing onto green-space that leads to parks, a basketball court & a pond. Step inside to an open-concept layout w/ tons of upgrades, luxury vinyl plank flooring, 9'™ main floor ceilings, HRV system, black spindled railing flooded with natural light The chef inspired kitchen offers soft-close cabinets & drawers, quartz countertops, an island w/ an under-mount sink & a walk-in pantry. An electric fireplace & patio door off the dining area lead to the deck w/ a gas line, perfect for entertaining and enjoying those summer sunsets. The spa like primary retreat comes w a 5 pc ensuite, 2 secondary bedrooms, 4 pc bath, laundry & bonus room with open to below flow together finishing the upper level with the open to below floor plan! Fully landscaped, AC, Blinds all included!

Built in 2023

## Essential Information

MLS® # E4440233

Price \$617,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,071
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7134 52 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4Z 2Z8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 82

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