

\$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 | 13 |
| 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 June 17th, 2025 at 9:17pm MDT