

## **\$474,700 - 7143 52 Avenue, Beaumont**

MLS® #E4457609

**\$474,700**

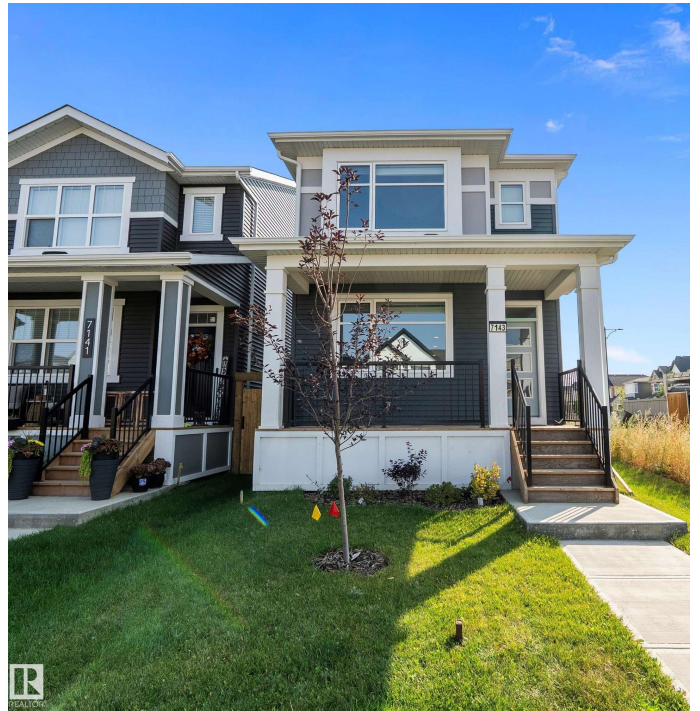
3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

BETTER THAN NEW, this 1534 sq. ft. QUALITY BUILT "HOMES BY AVI, 2 STOREY, is ready for IMMEDIATE POSSESSION. GREAT ROOM floor plan featuring VINYL PLANK flooring, contemporary WHITE CABINETRY with upgraded STAINLESS APPLIANCES, including a GAS STOVE (220 is in for electric) and WATER/ICE feature on the REFRIDGERATOR plus QUARTZ COUNTERS and modern BRASS ACCENTS. A 2 piece bath & handy mud room off the back door leads to the SUNNY SOUTH YARD and DOUBLE DETACHED GARAGE that is insulated & drywalled! Up to a SPACIOUS PRIMARY that has a WALK IN CLOSET & 3 PIECE BATH, 2 additional bedrooms, a 4 piece main bath & CONVENIENT 2ND. FLOOR LAUNDRY. The basement features a SEPARATE ENTRANCE from outside and is ready for future development. The yard features low maintenance landscape and a brand new fence on one side! ELAN is a lovely new area in West BEAUMONT featuring PARKS, PLAYGROUNDS, WALKING TRAILS and wonderful GATHERING SPACES for FAMILIES and FRIENDS! It is PERFECT!

Built in 2023

### **Essential Information**



MLS® #	E4457609
Price	\$474,700
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7143 52 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ecole Bellevue School
Middle	Ecole Champs Vallee School
High	Beaumont Composite HS

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on September 13th, 2025 at 2:17am MDT