

\$476,400 - 7020 50a Avenue, Beaumont

MLS® #E4452907

\$476,400

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Let your story begin in this BRAND NEW 3 bedroom | 2.5-bathroom home crafted by award winning builder, Homes By Avi. Move in November to the quaint community of Elan, Beaumont & love where you live with trails, ponds & parks that surround you. This spectacular home features charming full width front porch, upper-level laundry closet PLUS separate side entrance for future basement development. Numerous upgrades include; gas line to stove & BBQ, 200 Amp electrical, 80 Gal Electric Hot Water Tank, 9 ft ceiling height main/basement, front/back landscaping, blinds package, luxury vinyl plank flooring, quartz countertops throughout & laned access to 18' x 21' rear parking pad. Kitchen showcases abundance of cabinetry, centre island w/built in microwave, chimney hood fan, tiled backsplash, pantry & robust appliance allowance. Owners' suite is accented with spa-like 4-piece ensuite showcasing dual sinks, glass shower & WIC. Generously sized jr. rooms & 4pc bath. Your new home awaits!

Built in 2025

Essential Information

MLS® # E4452907

Price \$476,400

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7020 50a Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Bellevue
Middle	Ecole Champs Vallee
High	Ecole Secondaire Beaumont

Additional Information

Date Listed	August 14th, 2025
Days on Market	5
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 August 19th, 2025 at 3:02am MDT