

## \$449,900 - 7020 50a Avenue, Beaumont

MLS® #E4452907

**\$449,900**

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 mid-December 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 \$449,900

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 | 33                |
| Zoning         | Zone 82           |

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Listing information last updated on September 16th, 2025 at 12:47pm MDT