

## \$487,500 - 5116 69 Street, Beaumont

MLS® #E4419365

**\$487,500**

3 Bedroom, 2.50 Bathroom, 1,468 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Discover HOMES BY AVI with this master-craft build, the **“ALEXANDRA”**. This home has everything your family needs to live comfortably in tranquil Elan, Beaumont! Superb location surrounded by nature trails, parks, ponds, new schools and all amenities. Tremendous layout featuring: quaint full-width front porch, separate side entrance for future basement development, 9 ft main floor ceiling height, 3 spacious bedrooms, 2.5 full bathrooms, upper-level laundry closet suitable for stacked washer/dryer. Welcoming foyer with luxury vinyl plank flooring transitions to open concept front lounge boasting large windows for array of natural light. Kitchen showcases abundance of cabinetry, quartz countertops, centre island w/built-in microwave, chimney style hood fan, tiled backsplash & walk-in pantry. Back mud room is complimented by 2 pc powder room. Owners’™ suite is accented with spa-like 4-piece ensuite showcasing glass/tiled shower with seat & large WIC. Full appliance allowance provided.

Built in 2025

### Essential Information

MLS® # E4419365

Price \$487,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5116 69 Street
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z3

### 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
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, 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, Playground Nearby, 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	January 27th, 2025
Days on Market	99
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 May 6th, 2025 at 9:47am MDT