\$699,250 - 4531 71 Avenue, Beaumont

MLS® #E4434819

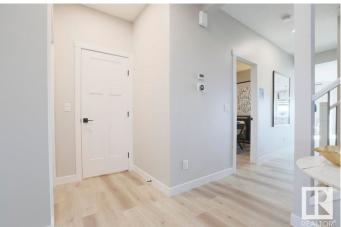
\$699,250

3 Bedroom, 3.00 Bathroom, 2,351 sqft Single Family on 0.00 Acres

Le Reve, Beaumont, AB

The Accolade is a 2351sqft Evolve model featuring a smart home package with a doorbell camera, smart thermostat, Google Hub, smart switches & indoor/outdoor cameras. It offers a dbl attached garage, side entrance, 9' ceilings on the main level & LVP throughout the main level. The foyer includes two closets and a full 3pc bath. A den with walk-in closet leads to an open-concept kitchen, nook & great room. The kitchen boasts quartz counters, island with flush eating ledge, Silgranit sink, matte black faucet, chimney hood fan, full-height backsplash & soft-close Thermofoil cabinets. A spice kitchen with matching finishes is included. The great room has a fireplace & large windows, with backyard access. Upstairs, the primary suite features a walk-in closet & 5pc ensuite. A bonus room with solar tubes, 2 additional bedrooms, full bath, laundry, upgraded railings, appliance package, rough-in basement plumbing, back deck and landscaping complete this impressive home.







Built in 2023

Essential Information

| MLS® # | E4434819 |
|----------|-----------|
| Price | \$699,250 |
| Bedrooms | 3 |

| Bathrooms | 3.00 |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 2,351 |
| Acres | 0.00 |
| Year Built | 2023 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 4531 71 Avenue |
|-------------|----------------|
| Area | Beaumont |
| Subdivision | Le Reve |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1L6 |

Amenities

| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking | |
|-----------|--|--|
| | Home, 9 ft. Basement Ceiling | |
| | | |

Parking Double Garage Attached

Interior

| Interior Features Appliances | ensuite bathroom Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
|---------------------------------|--|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |
| | |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Airport Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |

| Roof | Asphalt Shingles |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | May 6th, 2025 |
|----------------|---------------|
| Days on Market | 90 |
| Zoning | Zone 82 |

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Listing information last updated on August 4th, 2025 at 4:47pm MDT