

## \$499,900 - 7116 51 Avenue, Beaumont

MLS® #E4434176

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome to The Lyall by Hopewell Residential, nestled on a charming quiet street in the heart of Elan". The main floor offers a flex room/ den which is perfect for a home office or a bedroom. Large windows and 9 foot foundation walls and 10 foot ceilings on the main floor. The kitchen is a the best highlight which features an upgraded layout with dual pot and pan drawers and a large center island perfect for entertaining. The Primary Bedroom boasts a generously-sized ensuite with dual vanities and a private walk-in closet, ensuring your comfort and convenience. Upstairs you have a large centered bonus room perfect for the young ones to have there own space. To finish of the second level is the two good sized bedrooms and another 4 piece bath. This home also have a side separate entrance perfect for future development. This home is now move in ready!



Built in 2025

### Essential Information

MLS® #	E4434176
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,716
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7116 51 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E6

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 2025

Days on Market 111

Zoning Zone 82

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