

\$449,900 - 7102 50a Ave, Beaumont

MLS® #E4466144

\$449,900

3 Bedroom, 2.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

LUXURY FINISHINGS | SUPERIOR QUALITY
| SEPARATE SIDE ENTRANCE to 9â€™™
foundation unfinished basement. Homes By
Avi welcomes you to the picturesque enclave
in Elan Beaumont. This exceptional 2 storey
home showcases stunning details throughout
with 3 bedrooms, 2.5 bathrooms, main-level
pocket office & desired neutral palette
throughout. 1528 SQ FT above grade boasting
vinyl plank flooring, plush carpet, large
windows in GREAT ROOM, quartz
countertops in peninsula style eat-on kitchen
bar, soft close cabinetry, chimney hood fan,
microwave oven & robust appliance allowance.
Upstairs, the king-sized primary retreat offers a
4-piece ensuite with dual sinks, walk-in shower
& spacious WIC. Two nicely sized junior
bedrooms, secondary bathroom with tub,
laundry closet & cozy loft-style family room
complete the upper level. Rear
18â€™™x22â€™™ parking pad, 200 Amp
electrical service & 80 Gal Electric Hot Water
Tank. Prime location close to schools,
shopping, and parks makes this a perfect
family home.



Built in 2025

Essential Information

MLS® #	E4466144
Price	\$449,900

Lease Rate	\$7
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7102 50a Ave
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", Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Parking Pad Cement/Paved

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, Backs Onto Park/Trees, Golf Nearby, Not Fenced, Not Landscaped, Paved Lane, 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	November 18th, 2025
Zoning	Zone 82

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