# \$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 queit 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

**Bathrooms** 

# **Essential Information**

MLS® # E4434176
Price \$499,900
Bedrooms 3

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 167

Zoning Zone 82

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