

## \$474,300 - 7114 51 Avenue, Beaumont

MLS® #E4448167

**\$474,300**

3 Bedroom, 2.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Award-winning Crystal Creek Homes presents this stunning two-storey 3 bed, 2.5 bath detached home in the highly desirable community of Elan in Beaumont. This home offers a perfect blend of modern style and everyday comfort with a large front porch. The open-concept main floor features a 1/2 bath and mud room off the back. The contemporary kitchen includes a spacious island that overlooks the bright and airy dining and living room complete with a cozy fireplace for relaxing evenings. Upstairs, you'll find a convenient laundry room, 4-piece bathroom, and 3 spacious bedrooms. The primary suite includes a walk-in closet and a luxurious ensuite. This home also comes with a \$5,000 appliance credit, a separate side entrance to the basement, and a double detached garage! Don't miss your opportunity to make it yours. **UNDER CONSTRUCTION!** Photos shown are of the same model and are for illustrative purposes only (appliances/furniture NOT included). See 2nd photo for interior colors.



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448167  |
| Price    | \$474,300 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,412                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7114 51 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E5        |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                     |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Mantel                                     |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |

Construction Wood, Metal, Stone, Vinyl  
Foundation Concrete Perimeter

School Information

Elementary École Bellevue School  
Middle École Dansereau Meadows  
High École Secondaire Beaumont

Additional Information

Date Listed July 14th, 2025  
Days on Market 19  
Zoning Zone 82



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