

## \$509,900 - 7116 51 Avenue, Beaumont

MLS® #E4434176

**\$509,900**

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 ceilings in the basement 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	\$509,900
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	72
Zoning	Zone 82

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