

\$487,500 - 5116 69 Street, Beaumont

MLS® #E4419365

\$487,500

3 Bedroom, 2.50 Bathroom, 1,468 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Discover HOMES BY AVI with this master-craft build, the **“ALEXANDRA”**. This home has everything your family needs to live comfortably in tranquil Elan, Beaumont! Superb location surrounded by nature trails, parks, ponds, new schools and all amenities. Tremendous layout featuring: quaint full-width front porch, separate side entrance for future basement development, 9 ft main floor ceiling height, 3 spacious bedrooms, 2.5 full bathrooms, upper-level laundry closet suitable for stacked washer/dryer. Welcoming foyer with luxury vinyl plank flooring transitions to open concept front lounge boasting large windows for array of natural light. Kitchen showcases abundance of cabinetry, quartz countertops, centre island w/built-in microwave, chimney style hood fan, tiled backsplash & walk-in pantry. Back mud room is complimented by 2 pc powder room. Owners’™ suite is accented with spa-like 4-piece ensuite showcasing glass/tiled shower with seat & large WIC. Full appliance allowance provided.

Built in 2025

Essential Information

MLS® # E4419365

Price \$487,500



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,468 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5116 69 Street |
| Area | Beaumont |
| Subdivision | Elan |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2Z3 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, 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, Golf Nearby, 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 | January 27th, 2025 |
| Days on Market | 96 |
| Zoning | Zone 82 |

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Listing information last updated on May 3rd, 2025 at 10:17am MDT