

## \$519,900 - 7116 51 Avenue, Beaumont

MLS® #E4434176

**\$519,900**

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      | \$519,900 |
| 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,<br>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,<br>Playground Nearby, Public Transportation, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market      11  
Zoning                Zone 82

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