

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$499,900 - 7116 51 Avenue, Beaumont

MLS® #E4463302

**\$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 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 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

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463302  |
| Price      | \$499,900 |
| 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            October 23rd, 2025

Days on Market      5

Zoning                Zone 82

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Listing information last updated on October 27th, 2025 at 11:32pm MDT