

## \$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 | 82                 |
| Zoning         | Zone 82            |

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Listing information last updated on April 19th, 2025 at 2:17pm MDT