

# \$449,900 - 7104 50a Av, Beaumont

MLS® #E4460802

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,273 sqft  
Single Family

Elan, Beaumont, Alberta

Modern design meets smart functionality in this stylish 2-storey lane home by award winning Cantiro Homes. It offers just over 1,270 sq. ft. of well planned living space! The spacious kitchen features quartz countertops, soft close drawers, a large walk-in pantry, and a massive window overlooking the backyard. Enjoy 9' ceilings on the main floor, a central dining area, and a bright front living room with a large window that fills the space with natural light. The covered front entry opens to a functional foyer with coat hooks. Upstairs, the oversized primary bedroom is located at the front of the home and includes a walk-in closet with a window, plus a 5' walk-in shower in the ensuite. Two additional bedrooms offer extra wide windows and are conveniently located near the upper-level laundry. East facing front yard and side entrance for future basement suite potential. Front yard landscaping included. \*Photos are for representation only. Colours, finishing and elevation may vary.\* (id:6289)

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4460802  |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,273         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 7104 50a Av |
| Subdivision | Elan        |
| City        | Beaumont    |
| Province    | Alberta     |
| Postal Code | T4X3G5      |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Playground, Ceiling - 9ft, Vinyl Windows |
| Features  | See remarks, Lane, Exterior Walls- 2x6"  |
| Parking   | See Remarks                              |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher, Microwave Range Hood Combo, Refrigerator, Stove |
| Heating      | Forced air                                                  |
| # of Stories | 2                                                           |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd |
|----------------|---------------------------------|



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