

# \$634,900 - 7136 52 Avenue, Beaumont

MLS® #E4460361

**\$634,900**

3 Bedroom, 2.50 Bathroom, 2,351 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

This stunning 2,351 sq. ft. two-storey WALKOUT in Elan stands out in every way. Backing onto the trail with a full walkout basement, it's built by Homes By Avi and filled with thoughtful details. The main floor is bright and open, featuring luxury vinyl plank flooring, a chef's kitchen with stainless steel appliances, a large island, and seamless flow into the dining and living space. Upstairs, you'll find 3 bedrooms, including a primary suite with a spa-like 5-piece ensuite, plus a bonus room that's perfect for movie nights or a play space. A 4-piece bath and convenient laundry complete the level. Extras like A/C, custom blinds, full landscaping, and a deck with gas line mean you can move right in and start living. The walkout basement gives you even more potential to create the space your family needs. Better than new this home is ready for you.

Built in 2023

## Essential Information

MLS® #	E4460361
Price	\$634,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,351
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7136 52 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z8

### **Amenities**

Amenities	Air Conditioner, Deck, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 2nd, 2025
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Days on Market 24

Zoning Zone 82

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Listing information last updated on October 26th, 2025 at 8:47pm MDT