

# \$479,900 - 7013 52 Avenue, Beaumont

MLS® #E4427445

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,412 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

FORMER SHOWHOME! Award Winning Crystal Creek Homes. This stunning 2-storey detached home in the desirable community of Elan, Beaumont, offers a perfect blend of style and functionality. Enjoy the charming large front porch before stepping inside to an open-concept main floor, featuring a spacious living room with electric fireplace, large modern kitchen with included kitchen appliances. Upstairs, you'll find a convenient laundry room, 4-piece bathroom, and 3 generously sized bedrooms. The primary suite boasts a walk-in closet and a private ensuite with shower. This home also includes full landscaping and a double detached garage. Don't miss out on this beautiful property built by Crystal Creek Homes!

Built in 2022

## Essential Information

MLS® #	E4427445
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7013 52 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	École Bellevue School
Middle	École Dansereau Meadows
High	École Secondaire Beaumont

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	23
Zoning	Zone 82

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