

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$569,000 - 7122 52 Avenue, Beaumont

MLS® #E4448444

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Award-winning Crystal Creek Homes presents this stunning two-storey 3 bed, 3 bath detached home in the highly desirable community of Elan in Beaumont. This home offers a perfect blend of modern style and everyday comfort. The open-concept main floor features a 4-piece bath and a versatile den. The contemporary kitchen includes a spacious island that overlooks the bright and airy living room, complete with a cozy fireplace for relaxing evenings. Upstairs, you'll find a generous bonus room, a convenient walk-in laundry area, another 4-piece bathroom, and 3 spacious bedrooms. The primary suite includes a walk-in closet and a luxurious ensuite with double sinks & a separate tub/shower. This home also comes with a \$5,000 appliance credit, rear deck, a separate side entrance to the basement, and an OVERSIZED double attached garage! Don't miss your opportunity to make it yours. UNDER CONSTRUCTION! First 23 photos are of the same model (interior colors differ) rest are of the home.



Built in 2025

### Essential Information

MLS® # E4448444

Price \$569,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,756                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7122 52 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z8        |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                              |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Mantel                                     |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |

Construction Wood, Metal, Stone, Vinyl  
Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed July 14th, 2025  
Days on Market 67  
Zoning Zone 82



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