

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

MLS® #E4460802

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

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.\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460802  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,273                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7104 50a Avenue |
| Area        | Beaumont        |
| Subdivision | Elan            |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3G5         |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System |
| Parking   | See Remarks                                                                                                                                                             |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Back Lane, Partially Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |
| Foundation        | Concrete Perimeter                                 |

**Additional Information**

Date Listed           October 3rd, 2025  
Days on Market     17  
Zoning                Zone 82

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Listing information last updated on October 20th, 2025 at 4:47am MDT