

# \$479,900 - 7002 50a Avenue, Beaumont

MLS® #E4466137

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

Discover the stunning Benning home by Hopewell in the community of Elan, known for its French-inspired charm and multiple trails and parks. The Benning offers an L-shaped kitchen with stainless steel appliances, upgraded backsplash, white cabinetry, quartz countertops, pot lights, and island pendant lights. The main floor includes a pocket office and luxury vinyl plank flooring. A walk-in closet and a 4pc ensuite with dual sinks and tile-to-ceiling above the step-in shower complete the Primary Bedroom. A separate side entrance, unfinished basement with 9' high foundation walls, 3pc bathroom, and a wet bar sink rough-in offers opportunity for a future basement development. You can also find an exterior gas line for future BBQ, and knockdown ceiling texture throughout the home. A convenient 18' x 21' concrete pad is included! Photos are representative. Home is under construction.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4466137  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,389                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7002 50a Avenue |
| Area        | Beaumont        |
| Subdivision | Elan            |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3G5         |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                  |
| Parking        | Parking Pad Cement/Paved                           |

### 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, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed November 18th, 2025

Days on Market 2

Zoning Zone 82

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Listing information last updated on November 20th, 2025 at 10:32am MST