

# \$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, itâ€™s built by Homes By Avi and filled with thoughtful details. The main floor is bright and open, featuring luxury vinyl plank flooring, a chefâ€™s kitchen with stainless steel appliances, a large island, and seamless flow into the dining and living space. Upstairs, youâ€™ll find 3 bedrooms, including a primary suite with a spa-like 5-piece ensuite, plus a bonus room thatâ€™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 newâ€”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 |
|-------------|-------------------|

Days on Market 36

Zoning Zone 82

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