

## \$499,900 - 5413 69 Street, Beaumont

MLS® #E4436130

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

STOP THE CAR!!!! This Modern, elegant and extensively upgraded home is essentially brand new. Almost 2000sqft above grade, with a second entrance. As you enter you will notice a spacious main floor office and access to the double attached garage. The main floor has contemporary vinyl plank flooring, a gorgeous white kitchen with quartz counter tops, a walk through pantry and all the black stainless appliances have been upgraded. The living area is complete with and electric fire place, with tons of natural light with the open to above concept. The upper level provides even more functionality 3 bedrooms, a bonus room, upstairs laundry, a 5 piece ensuite with a soaker tub and stand up glass shower and additional 4 piece bath. The unspoiled basement is ready for your finishing touches, whether it be a rental suite or more living space for your family. Garage is fully insulated and drywalled, complete with Ceantral AC.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436130  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,926         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5413 69 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z7        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, HRV System |
| Parking   | Double Garage Attached, Insulated                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Not Landscaped, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      May 13th, 2025

Days on Market                9

Zoning                              Zone 82



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Listing information last updated on May 21st, 2025 at 11:02pm MDT