

## \$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 5

Zoning Zone 82



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