



## Beaumont Alberta

**\$544,900**

Homes By Avi welcomes your family to the majestic enclave in beautiful Elan Beaumont with this stunning half-duplex, 2-storey home. LOVE where your LIVE surrounded by walking trails, tranquil ponds & community parks. This spectacular home backs onto green space & features 3 bedrooms, 2.5 baths, flex-room on main level (great space to work/study from home), upper-level family & laundry room, PLUS separate side entrance for future basement development. Numerous upgrades include, electric F/P, gas line to stove & BBQ, 9 ft ceiling height main/basement, 200 Amp, welcoming foyer w/ closet, 2 pc powder room, luxury vinyl plank flooring & quartz countertops throughout. Kitchen showcases abundance of cabinetry, centre island, chimney hood fan, tiled backsplash, walk-thru pantry & generous appliance allowance. Owners' suite is accented with spa-like 5-piece ensuite showcasing dual sinks, soaker tub, glass shower & private WIC. 2 spacious jr rooms each w/WIC & 4 pc bath. (id:6769)

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Mud room** Measurements not available

**Family room** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

**Laundry room** Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

**Ahmad Sai**  
**RE/MAX** RIVER CITY 

**RE/MAX River City**

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