



## Beaumont Alberta

\$596,800

Homes By Avi welcomes your family to the tranquil enclave in Elan Beaumont. This spectacular home has West facing backyard overlooking green space & rear 11x10 elevated deck. Great layout with 3 upper-level bedrooms, 3 full baths (one on main level) & flex space off front foyer which is suitable for home office, kids' playroom or 4th bedroom. Upper-level family room & laundry room. 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 w/built in microwave, chimney hood fan, tiled backsplash, pantry & generous appliance allowance. Owners' suite is accented with luxury 5-piece ensuite showcasing dual sinks, soaker tub & glass shower. 2 spacious jr rooms & additional 4 pc bath. Separate side entrance...Priceless! MUST SEE HOME!! (id:6769)

Living room 3.75 m X 4.23 m

Dining room 3.25 m X 2.62 m

Kitchen 3.25 m X 3.63 m

Family room 4.36 m X 2.97 m

Primary Bedroom 4.04 m X 3.66 m

Bedroom 2 3.33 m X 2.9 m

Bedroom 3 3.52 m X 3.05 m

Laundry room 2.39 m X 1.79 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.