



# Beaumont Alberta

\$469,700

BETTER THAN NEW, this 1534 sq. ft. QUALITY BUILT HOMES BY AVI, 2 STOREY, is ready for IMMEDIATE POSSESSION. GREAT ROOM floor plan featuring VINYL PLANK flooring, contemporary WHITE CABINETRY with upgraded STAINLESS APPLIANCES, including a GAS STOVE (220 is in for electric) and WATER/ICE feature on the REFRIDGERATOR plus QUARTZ COUNTERS and modern BRASS ACCENTS. A 2 piece bath & handy mud room off the back door leads to the SUNNY SOUTH YARD and DOUBLE DETACHED GARAGE that is insulated & drywalled! Up to a SPACIOUS PRIMARY that has a WALK IN CLOSET & 3 PIECE BATH, 2 additional bedrooms, a 4 piece main bath & CONVENIENT 2ND. FLOOR LAUNDRY. The basement features a SEPARATE ENTRANCE from outside and is ready for future development. The yard features low maintenance landscape and a brand new fence on one side! ELAN is a lovely new area in West BEAUMONT featuring PARKS, PLAYGROUNDS, WALKING TRAILS and wonderful GATHERING SPACES for FAMILIES and FRIENDS! It is PERFECT! (id:6769)

Living room 4.83 m X 3.63 m

Dining room 3.03 m X 3.95 m

Kitchen 4.36 m X 3.36 m

Den 1.83 m X 1.4 m

Primary Bedroom 4.24 m X 3.52 m

Bedroom 2 3.03 m X 2.83 m

Bedroom 3 3.02 m X 2.52 m

Bonus Room 3.52 m X 3.52 m

Laundry room 1.25 m X 0.99 m

Listing Presented By:



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RE/MAX Elite

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Royal

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