



## Beaumont Alberta

\$474,700

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

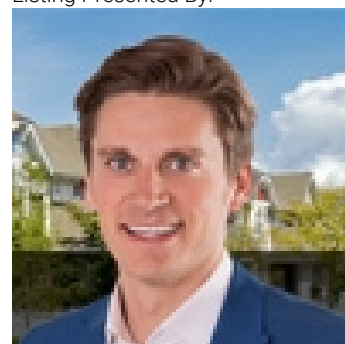
Bedroom 2 3.03 m X 2.83 m

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:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.com/>



**Royal  
Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550

Fax:

[tyson@royalpage.ca](mailto:tyson@royalpage.ca)

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.