

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$558,500 - 5418 69 Street, Beaumont

MLS® #E4448445

**\$558,500**

4 Bedroom, 3.00 Bathroom, 1,741 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

FULL BED & BATH ON MAIN! Award-winning Crystal Creek Homes presents this stunning two-storey 4 bed, 3 bath detached home in the highly desirable community of Elan in Beaumont. This home offers a perfect blend of modern style and everyday comfort. The open-concept main floor features a spacious living room with electric fireplace, modern kitchen, pantry and a tucked-away dining area. The main floor also includes a bedroom and a full 4-piece bathroom, perfect for guests or additional living space. Upstairs, you'll find a versatile bonus room, convenient walk-in laundry, a 4-piece bathroom, and 3 generously sized bedrooms. The primary suite boasts a walk-in closet and a private ensuite with shower. This home also comes with a \$5,000 appliance credit, a separate side entrance to the basement, and a double detached garage! Don't miss your opportunity to make it yours. UNDER CONSTRUCTION! Photos shown are of the same model and are for illustrative purposes only. See 2nd photo for interior colors.



Built in 2025

### Essential Information

MLS® # E4448445

Price \$558,500

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,741                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5418 69 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z7        |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                        |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Mantel                                     |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |

Construction Wood, Metal, Vinyl  
Foundation Concrete Perimeter

School Information

Elementary École Bellevue School  
Middle École Dansereau Meadows  
High École Secondaire Beaumont

Additional Information

Date Listed July 14th, 2025  
Days on Market 112  
Zoning Zone 82



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