

## \$596,800 - 5008 72 Street, Beaumont

MLS® #E4458283

**\$596,800**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Homes By Avi welcomes your family to the tranquil enclave in Elan Beaumont. Don't miss out on current promotion that includes \$5000 landscaping credit & blinds package. 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 or kids' playroom. 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!

Built in 2025

### Essential Information

MLS® # E4458283

Price \$596,800



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$9                    |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,815                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5008 72 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E6        |

### Amenities

|                |                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Insert                                                                            |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                              |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Not Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | 24' Pocket Zero Lot Line                                                                                                 |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ecole Bellevue            |
| Middle     | Ecole Champs Vallee       |
| High       | Ecole Secondaire Beaumont |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 27th, 2025 at 1:17pm MDT