

## \$669,900 - 5018 72 Street, Beaumont

MLS® #E4441812

**\$669,900**

3 Bedroom, 2.50 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Homes By Avi welcomes your family to 5018 72 Street in beautiful Elan Beaumont. This new construction home will be ready for possession October 2025. Don't miss out on current promotion that includes \$5000 landscaping credit & blinds package. This spectacular home backs onto green space w/PARTIAL WALK-OUT & features rear elevated deck, 3 bdrms, 2.5 baths, upper-level family & laundry room, PLUS separate side entrance for future basement development. Numerous upgrades include, electric F/P, flex space (perfect for home office), 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 & corner pantry. Owners' suite is accented with spa-like 5-piece ensuite showcasing dual sinks, soaker tub & glass shower. 2 spacious jr rooms & additional 4 pc bath. Your forever home awaits!! Welcome!!



Built in 2025

### Essential Information

MLS® # E4441812

Price \$669,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,339                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5018 72 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### 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, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Not Fenced, Playground Nearby, Schools, Shopping Nearby |
| 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    | June 11th, 2025 |
| Days on Market | 70              |
| Zoning         | Zone 82         |

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Listing information last updated on August 20th, 2025 at 6:17am MDT