# \$626,250 - 4531 71 Avenue, Beaumont

MLS® #E4434819

### \$626,250

3 Bedroom, 3.00 Bathroom, 2,351 sqft Single Family on 0.00 Acres

Le Reve, Beaumont, AB

The Accolade is a 2351sqft Evolve model featuring a smart home package with a doorbell camera, smart thermostat, Google Hub, smart switches & indoor/outdoor cameras. It offers a dbl attached garage, side entrance, 9' ceilings on the main level & LVP throughout the main level. The foyer includes two closets and a full 3pc bath. A den with walk-in closet leads to an open-concept kitchen, nook & great room. The kitchen boasts quartz counters, island with flush eating ledge, Silgranit sink, matte black faucet, chimney hood fan, full-height backsplash & soft-close Thermofoil cabinets. A spice kitchen with matching finishes is included. The great room has a fireplace & large windows, with backyard access. Upstairs, the primary suite features a walk-in closet & 5pc ensuite. A bonus room with solar tubes, 2 additional bedrooms, full bath, laundry, upgraded railings, appliance package, rough-in basement plumbing, back deck and landscaping complete this impressive home.

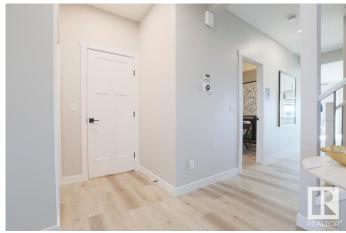


#### **Essential Information**

MLS® # E4434819 Price \$626,250

Bedrooms 3







Bathrooms 3.00

Full Baths 3

Square Footage 2,351

Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4531 71 Avenue

Area Beaumont
Subdivision Le Reve
City Beaumont
County ALBERTA

Province AB

Postal Code T4X 1L6

## **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking

Home, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 6th, 2025

Days on Market 124

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 11:17am MDT