\$699,250 - 4531 71 Avenue, Beaumont

MLS® #E4434819

\$699,250

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.

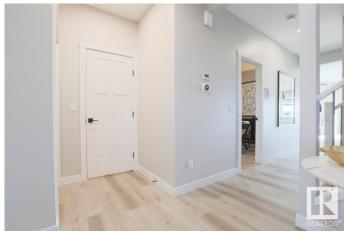


Essential Information

MLS® # E4434819 Price \$699,250

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 89

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 August 3rd, 2025 at 3:17am MDT