

# \$499,800 - 5114 69 Street, Beaumont

MLS® #E4427453

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome to the Grafton 20, a beautifully crafted laned home offering both style and functionality. Designed with future potential in mind, this home features a separate side entry, perfect for basement suite or additional private access. A well appointed kitchen makes food prep easy and the open floor plan allows for entertaining and family gatherings. At 3beds and 2.5 baths, the Grafton 20 offers space for the whole family while upstairs laundry makes washing up effortless. UNDER CONSTRUCTION! \*photos are for representation only. Colors and finishing may vary\*

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427453               |
| Price          | \$499,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5114 69 Street |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2Z3        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, Front Porch, See Remarks |
| Parking   | Parking Pad Cement/Paved       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### School Information

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 26               |

## Zoning

## Zone 82

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Listing information last updated on April 20th, 2025 at 9:17pm MDT