

\$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.

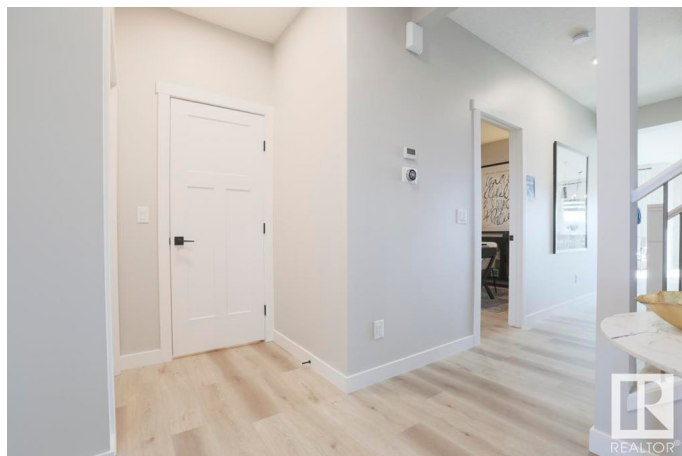
Built in 2023

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	113
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 27th, 2025 at 7:17pm MDT