

## \$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.

Built in 2023

### 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 | 88            |
| Zoning         | Zone 82       |

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Listing information last updated on August 2nd, 2025 at 11:32am MDT