

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$617,800 - 5407 Parc Runis Way, Beaumont

MLS® #E4448451

**\$617,800**

3 Bedroom, 2.50 Bathroom, 2,218 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

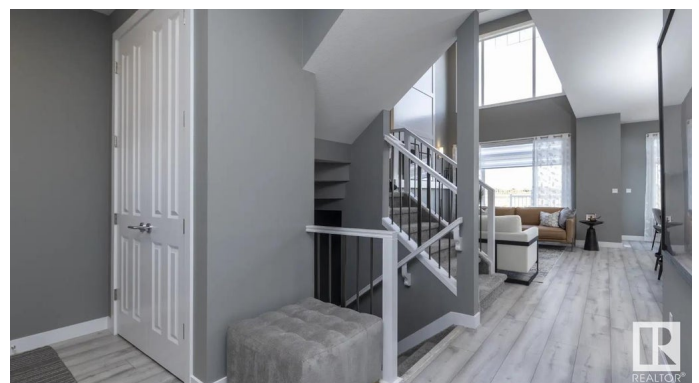
OPEN TO BELOW! Award-winning Crystal Creek Homes presents this stunning two-storey 3 bed, 2.5 bath detached home in the highly desirable community of Elan in Beaumont. This home offers a perfect blend of modern style and everyday comfort. The open-concept main floor features a half bath and a versatile den. The contemporary kitchen includes a walk through pantry to mud room & spacious island that overlooks the bright and airy living room, complete with a cozy fireplace and open to below! Upstairs, you'll find a generous bonus room, a convenient walk-in laundry area, a full bath, and 3 bedrooms. The primary suite includes a walk-in closet and a luxurious ensuite with double sinks & separate tub/shower. This home also comes with a \$5,000 appliance credit, a separate side entrance to the basement, and a **OVERSIZED** double attached garage! Don't miss your opportunity. **UNDER CONSTRUCTION!** Photos shown are of the same model and are for illustrative purposes only. See 2nd photo for interior colors.

Built in 2025

### Essential Information

MLS® # E4448451

Price \$617,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,218                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5407 Parc Runis Way |
| Area        | Beaumont            |
| Subdivision | Elan                |
| City        | Beaumont            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T4X 2Z7             |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                  |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Mantel                                     |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Metal, Stone, Vinyl |
|----------|---------------------------|

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

**School Information**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 82         |

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Listing information last updated on August 6th, 2025 at 5:02pm MDT