

## **\$449,800 - 6906 52 Avenue, Beaumont**

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MLS® #E4460806

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,511 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Step into comfort, style, and smart design in this beautifully crafted south-facing duplex by award winning Canitro Homes! Thoughtfully designed for modern living, the main floor features 9 ft. ceilings, a versatile tech space, and a rear living room with a large window that fills the space with soft, natural light. The kitchen impresses with quartz countertops, tall upper cabinets, and soft-close drawersâ€”perfect for everyday life and entertaining. The front yard will be fully landscaped, adding great curb appeal. Upstairs, enjoy a central bonus room, convenient laundry, and a spacious primary retreat at the back of the home featuring a huge window and bright ensuite with its own window. A perfect blend of function and style throughout. \*Photos are for representation only. Colours and finishing may vary.\* Unit is on the right side of duplex.



Built in 2025

### **Essential Information**

MLS® #	E4460806
Price	\$449,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage 1,511  
 Acres 0.00  
 Year Built 2025  
 Type Single Family  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 6906 52 Avenue  
 Area Beaumont  
 Subdivision Elan  
 City Beaumont  
 County ALBERTA  
 Province AB  
 Postal Code T4X 2Z3

**Amenities**

Amenities Carbon Monoxide Detectors  
 Walls- 2"x6", Smart/Program.  
 Parking Double Garage Attached

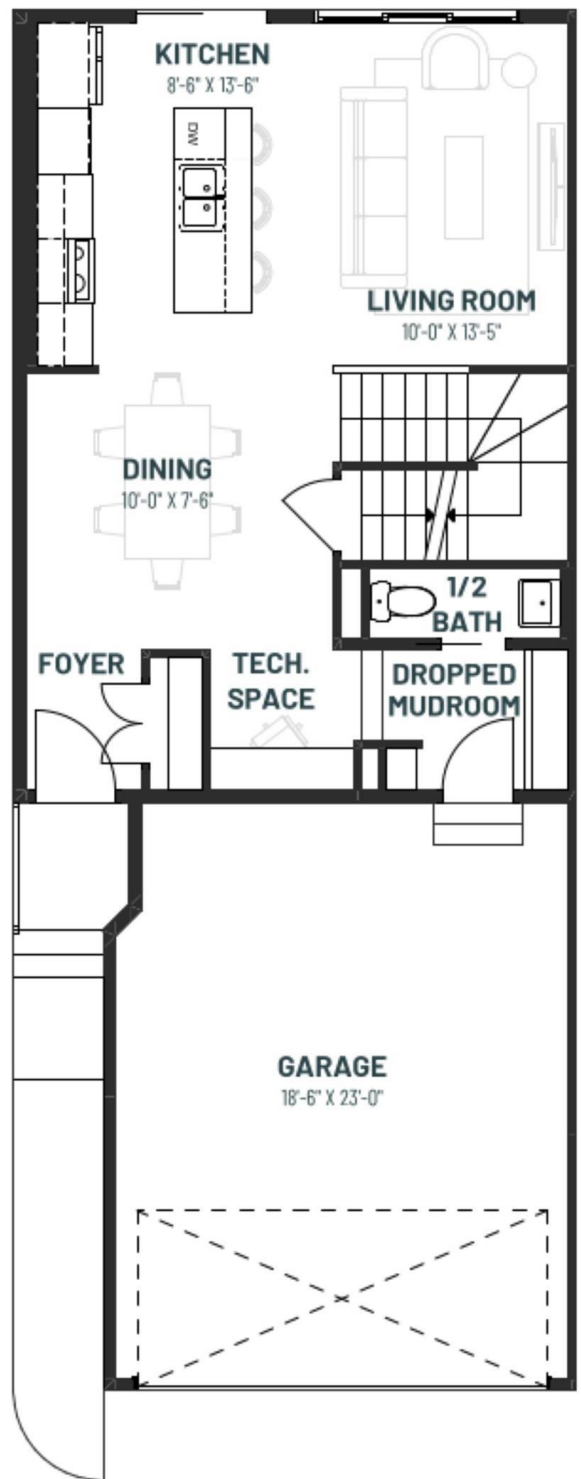
**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Microwa  
 Heating Forced Air-1, Natural Gas  
 Stories 2  
 Has Basement Yes  
 Basement Full, Unfinished

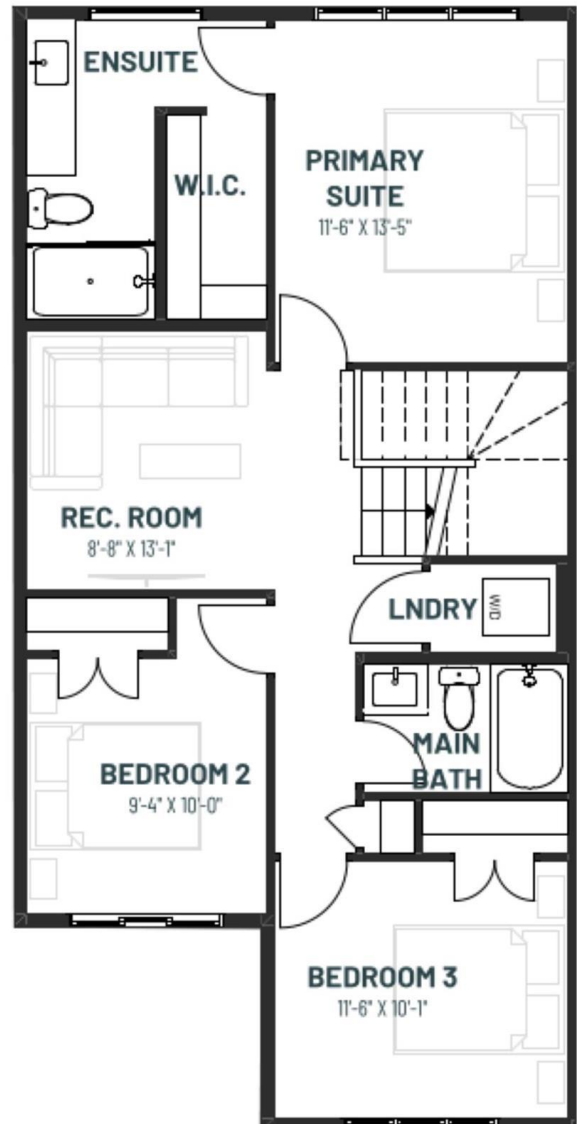
**Exterior**

Exterior Wood, Stone, Vinyl  
 Exterior Features Airport Nearby, Partially Landscaped, Playground Nearby, Partially Fenced  
 Roof Asphalt Shingles  
 Construction Wood, Stone, Vinyl  
 Foundation Concrete Perimeter

**Additional Information**



Date Listed            October 3rd, 2025  
Days on Market        33  
Zoning                    Zone 82



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Listing information last updated on November 5th, 2025 at 5:32am MST