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

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.



## **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 Starry

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** 

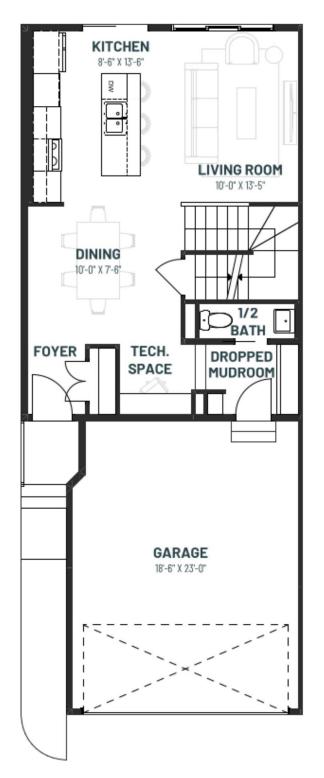
Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Partially Landscaped, Playground Nearby, Partially

Fenced

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

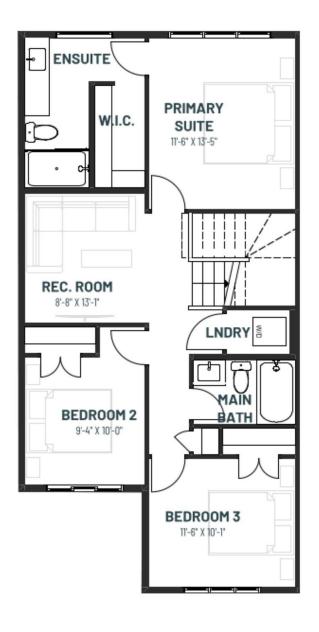
## **Additional Information**



Date Listed October 3rd, 2025

Days on Market 25

Zoning Zone 82



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Listing information last updated on October 28th, 2025 at 8:32pm MDT