

\$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 drawers—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

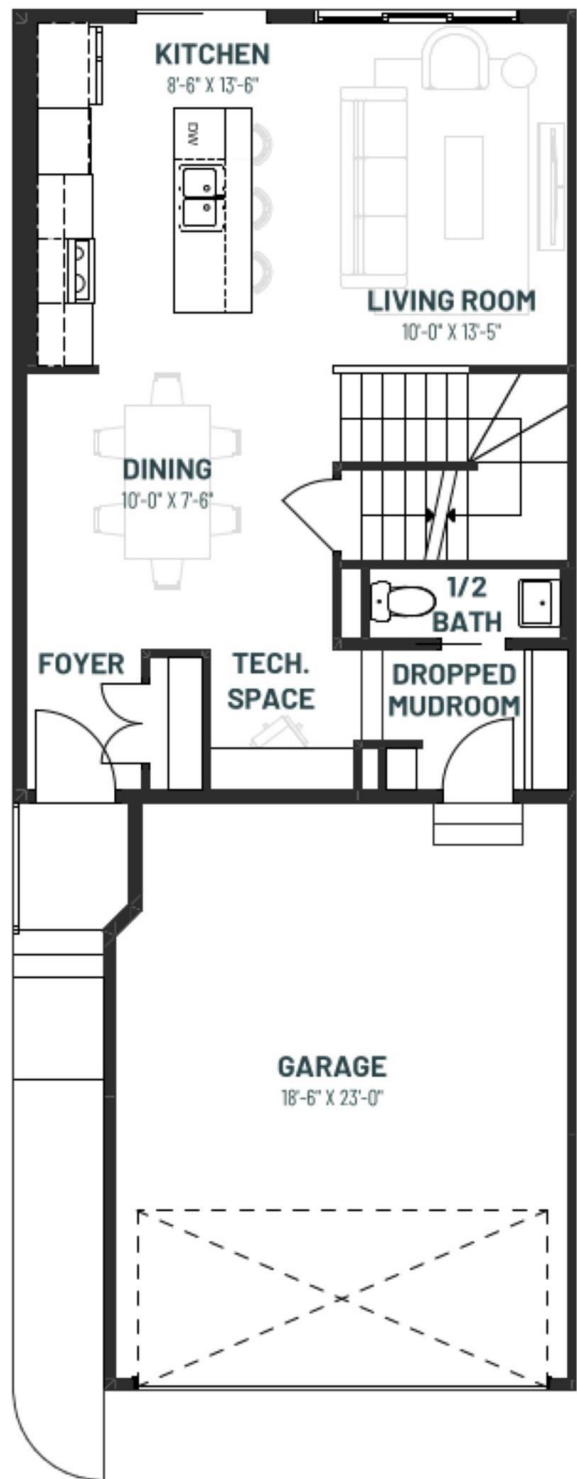
Interior

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

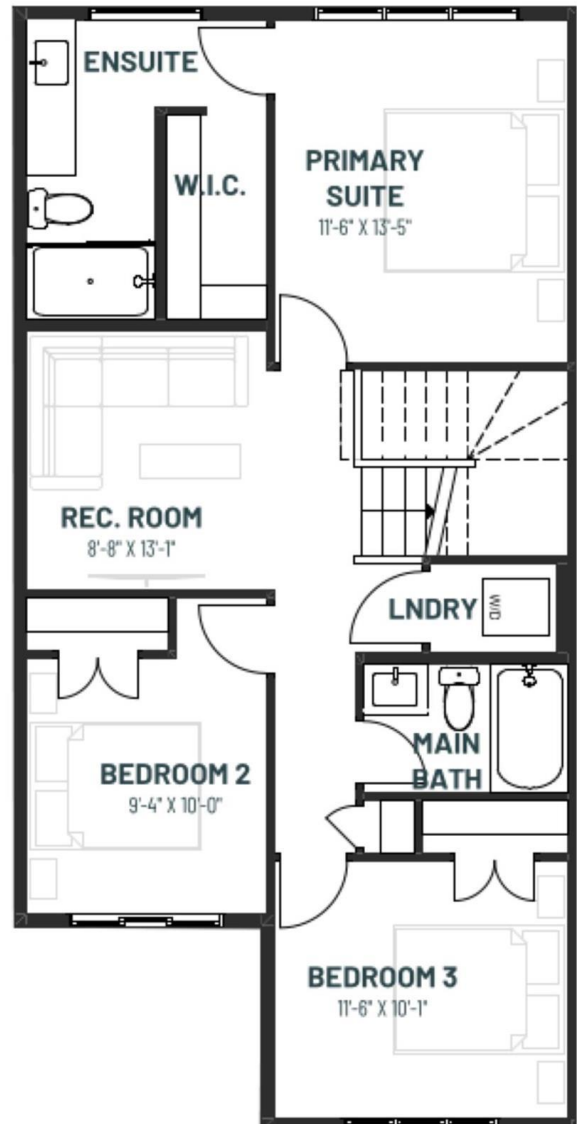
Exterior

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 14
Zoning Zone 82



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Listing information last updated on October 17th, 2025 at 12:02am MDT