\$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

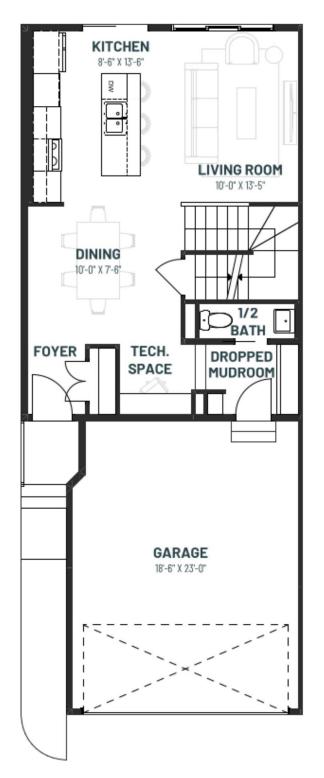
Exterior Wood, Stone, Vinyl

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

Fenced

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

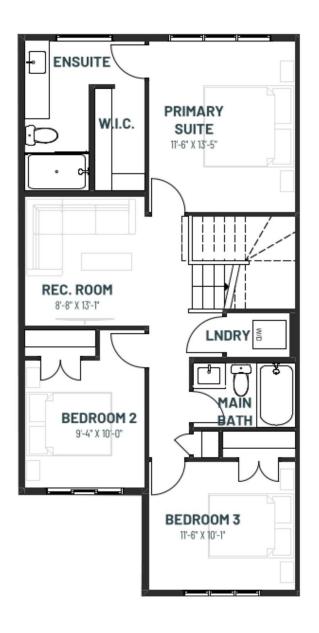
Additional Information



Date Listed October 3rd, 2025

Days on Market 12

Zoning Zone 82



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Listing information last updated on October 15th, 2025 at 7:17pm MDT