

\$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

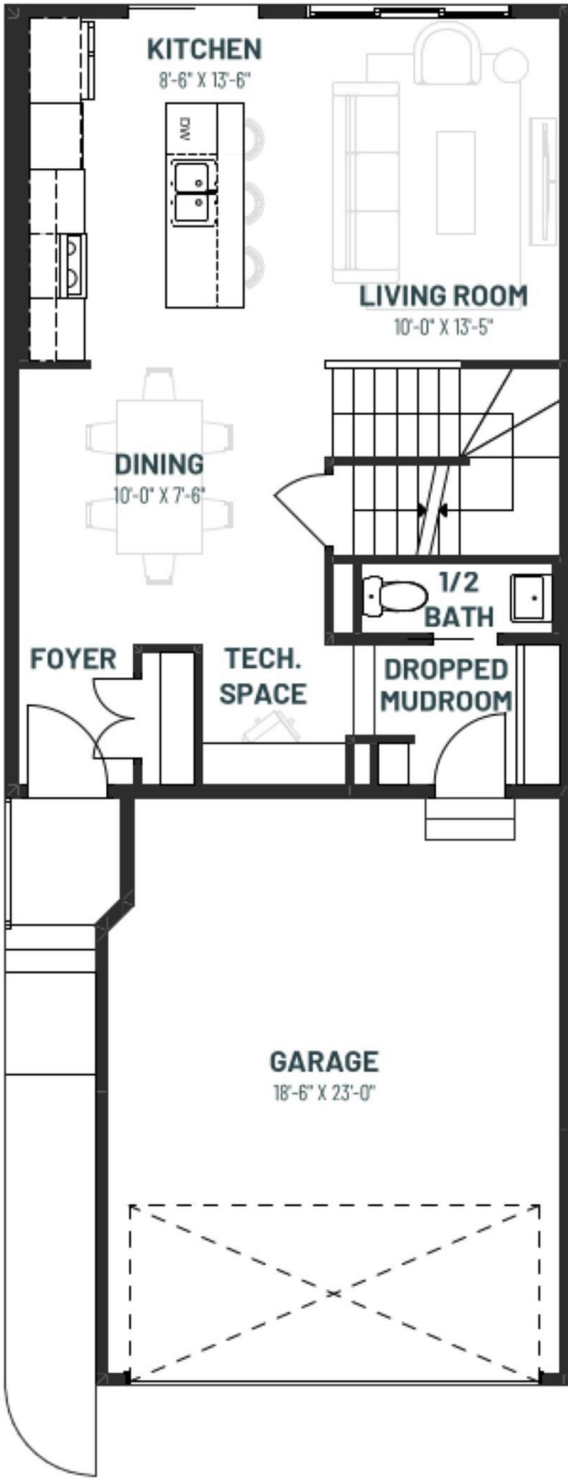
Interior

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

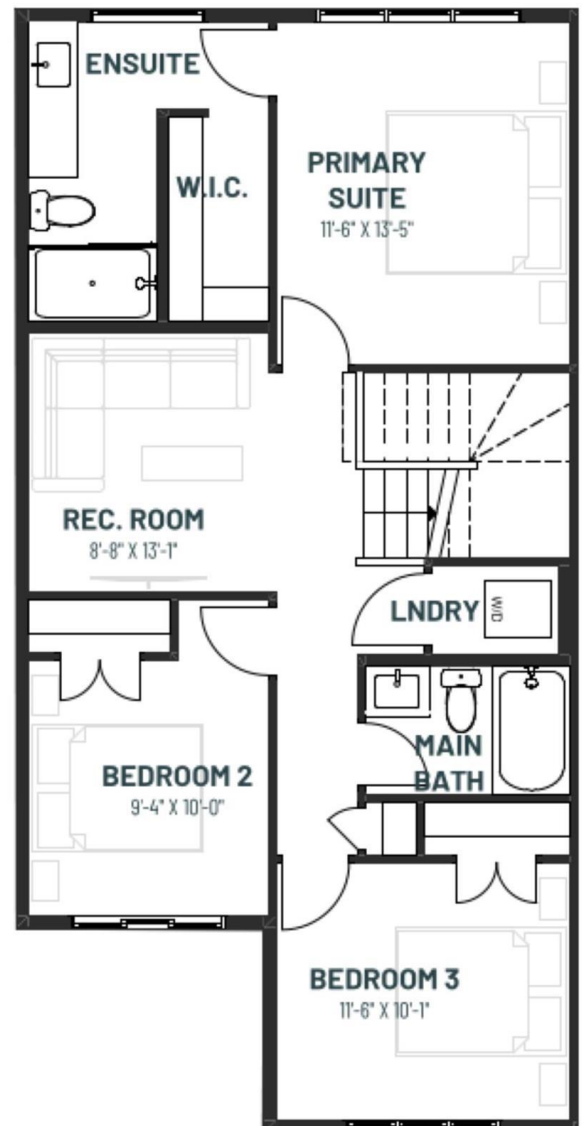
Exterior

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 27
Zoning Zone 82



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 11:47pm MDT