

# \$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<br>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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