

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

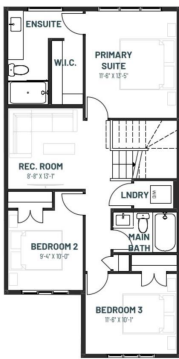
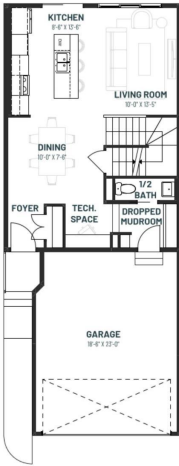
MLS® #E4460806

**\$449,800**

3 Bedroom, 3.00 Bathroom, 1,511 sqft  
Single Family on 0.07 Acres

Elan, Beaumont, Alberta

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. (id:6289)



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4460806  |
| Price          | \$449,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,511     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |            |
|-------------|------------|
| Address     | 6906 52 Av |
| Subdivision | Elan       |
| City        | Beaumont   |
| Province    | Alberta    |
| Postal Code | T4X2Z3     |

### Amenities

|              |                                                   |
|--------------|---------------------------------------------------|
| Amenities    | Airport, Playground, Ceiling - 9ft, Vinyl Windows |
| Features     | Exterior Walls- 2x6"                              |
| Parking      | Attached Garage                                   |
| # of Garages | 1                                                 |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher, Microwave Range Hood Combo, Refrigerator, Stove |
| Heating      | Forced air                                                  |
| # of Stories | 2                                                           |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd |
|----------------|---------------------------------|



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Listing information last updated on October 30th, 2025 at 4:01pm MDT