

## \$439,900 - 6916 52 Avenue, Beaumont

MLS® #E4463498

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome to Elan, Beaumont community with easy access to Edmonton, Nisku, and the airport. Built by Crystal Creek Homes, this half duplex offers an open-concept layout with a modern kitchen, corner pantry, and cozy electric fireplace. Upstairs features 3 bedrooms, including a primary with ensuite and walk-in closet, plus a bonus room and upper laundry.

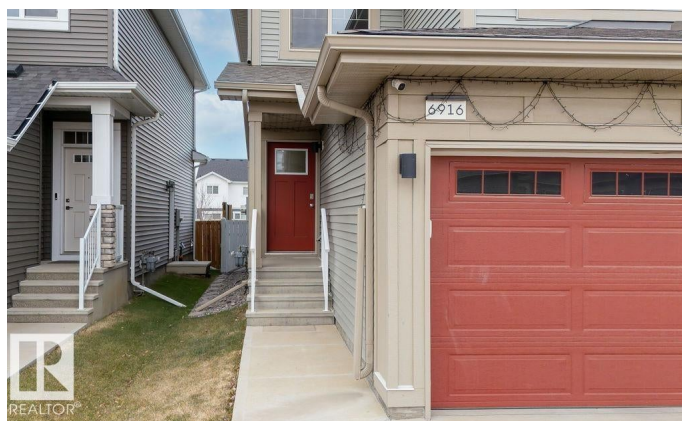
Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463498      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,625         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

Address 6916 52 Avenue



|             |          |
|-------------|----------|
| Area        | Beaumont |
| Subdivision | Elan     |
| City        | Beaumont |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T4X 2Z3  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| 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 November 5th, 2025 at 7:47pm MST