

Courtesy Of Christy M Cantera Of Real Broker

# \$544,900 - 6923 51 Avenue, Beaumont

MLS® #E4457016

## \$544,900

3 Bedroom, 2.50 Bathroom, 1,908 sqft  
Single Family on 0.00 Acres

Elan, Beaumont, AB

Homes By Avi welcomes your family to the majestic enclave in beautiful Elan Beaumont with this stunning half-duplex, 2-storey home. LOVE where your LIVE surrounded by walking trails, tranquil ponds & community parks. This spectacular home backs onto green space & features 3 bedrooms, 2.5 baths, flex-room on main level (great space to work/study from home), upper-level family & laundry room, PLUS separate side entrance for future basement development. Numerous upgrades include, electric F/P, gas line to stove & BBQ, 9 ft ceiling height main/basement, 200 Amp, welcoming foyer w/ closet, 2 pc powder room, luxury vinyl plank flooring & quartz countertops throughout. Kitchen showcases abundance of cabinetry, centre island, chimney hood fan, tiled backsplash, walk-thru pantry & generous appliance allowance. Owners'™ suite is accented with spa-like 5-piece ensuite showcasing dual sinks, soaker tub, glass shower & private WIC. 2 spacious jr rooms each w/WIC & 4 pc bath. Landscaping gift card & blind package!!!

Built in 2025

## Essential Information

MLS® #	E4457016
Price	\$544,900



Lease Rate	\$8
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,908
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6923 51 Avenue
Area	Beaumont
Subdivision	Elan
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Ecole Bellevue
Middle	Ecole Champs Vallee
High	Ecole Secondaire Beaumont

## Additional Information

Date Listed	September 10th, 2025
Days on Market	44
Zoning	Zone 82

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Listing information last updated on October 24th, 2025 at 5:17pm MDT