

## \$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 | 35                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 15th, 2025 at 4:32pm MDT