

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$579,800 - 6909 51 Avenue, Beaumont

MLS® #E4460120

**\$579,800**

4 Bedroom, 3.00 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

Elan, Beaumont, AB

Welcome to the Family Thrive 24, a home that provides abundant space for teenagers to blossom alongside parents seeking comfort and practicality. The main floor living space offers a cohesive open-concept kitchen, living and dining room layout. It includes a bedroom with full bath. The kitchen with adjoining walk-through pantry provides storage and space for prepping meals together. Upstairs you'll find expansive secondary bedrooms with walk in closets and well appointed second floor laundry room, catering perfectly to the needs of active families. A sizeable family room is the perfect space for movie nights relaxing together as a family. The separate side entrance, spindled railing and 9' basement ceilings are an added bonus! Experience a home where every detail supports your family's evolution, creating cherished moments in a setting that embraces your family's lifestyle. UNDER CONSTRUCTION! \*photos are for representation only. Colors and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4460120

Price \$579,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,868                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6909 51 Avenue |
| Area        | Beaumont       |
| Subdivision | Elan           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3E4        |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached              |

### Interior

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

### Exterior

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

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | École Bellevue School     |
| Middle     | École Dansereau Meadows   |
| High       | École Secondaire Beaumont |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 82              |

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Listing information last updated on November 1st, 2025 at 8:47am MDT