

## \$430,000 - 164 Rue Magnan Street, Beaumont

MLS® #E4448837

**\$430,000**

3 Bedroom, 3.50 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to Your Spacious & Fully Finished Bi-Level Duplex in Montalet, Beaumont! This well-maintained home offers a functional and inviting layout perfect for families or investors. You're welcomed by a generous front entry with a large storage closet, convenient half bath, and side-by-side laundry. Step into the open-concept kitchen and dining area featuring vaulted ceilings that enhance the sense of space and natural light. Enjoy summer BBQs on your back deck, with easy access from the dining room, overlooking a pet-friendly backyard complete with a storage shed, and extra storage space under the deck.

The upper level includes two well-sized bedrooms, including a primary suite that generously fits a king-sized bed, a walk-in closet, and a private ensuite with shower. The hallway features a 4-piece bathroom. Downstairs, the fully finished basement offers a cozy living room with a gas fireplace, an additional large bedroom, and a stylish 3-piece bathroom with an extended stand-up shower.

Built in 2007

### Essential Information

MLS® # E4448837

Price \$430,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	164 Rue Magnan Street
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	10
Zoning	Zone 82

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