\$429,900 - 112 Rue Magnan, Beaumont

MLS® #E4444711

\$429.900

4 Bedroom, 2.50 Bathroom, 1,378 sqft Single Family on 0.00 Acres

Montalet, Beaumont, AB

Fully finished bi-level half duplex in desirable Montalet, Beaumont featuring 4 bedrooms, 2.5 bathrooms, and a double attached garage. Step inside to an oversized front entry with a huge walk-in coat closet, and enjoy tile and hardwood floors throughout the main level. The bright living room boasts vaulted ceilings, large west-facing windows, and a cozy gas fireplace. The kitchen offers a large island with bar seating, generous pantry, and plenty of cabinet space. The spacious primary suite includes a 3-piece ensuite and a walk-in closet. Main-floor laundry is conveniently located on the central landing. The lower level includes two additional LARGE bedrooms with large windows, and a generous storage area. Furnace replaced in 2025. All this on a sunny west-facing lot, walking distance to schools, shopping, and the downtown core, parks and trails. It's truly a beauty in Beaumont!

Built in 2007

Essential Information

MLS®# E4444711 Price

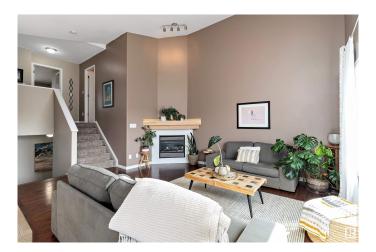
\$429,900

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,378
Acres 0.00
Year Built 2007

Type Single Family
Sub-Type Half Duplex
Style Bi-Level
Status Active

Community Information

Address 112 Rue Magnan

Area Beaumont
Subdivision Montalet
City Beaumont

City Beaumont County ALBERTA

Province AB

Postal Code T4X 0A5

Amenities

Amenities Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Playground Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 27th, 2025

Days on Market 6

Zoning Zone 82

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Listing information last updated on July 3rd, 2025 at 8:03am MDT