

\$515,000 - 168 Rue Magnan, Beaumont

MLS® #E4441954

\$515,000

3 Bedroom, 3.50 Bathroom, 1,255 sqft
Single Family on 0.00 Acres

Montalet, Beaumont, AB

Beautiful and Spacious, Big Backyard, for kids to play, Pets to run Around, Location is so convenient near by Starbucks, Shoppers Drug Mart, CIBC bank etc. Upstairs you have 2 Big size Bedrooms and 2 Washroom Includes Ensuite washroom, Main floor has living area and Kitchen, Basement has one Bedroom and living room and washroom. Storage shed is available for storing the lawn equipment and toys.

Built in 2007

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4441954 |
| Price | \$515,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,255 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bi-Level |
| Status | Active |

Community Information



| | |
|-------------|----------------|
| Address | 168 Rue Magnan |
| Area | Beaumont |
| Subdivision | Montalet |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0A6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 82 |

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Listing information last updated on June 14th, 2025 at 9:31pm MDT