

## \$450,000 - 168 Rue Magnan, Beaumont

MLS® #E4441954

**\$450,000**

3 Bedroom, 3.50 Bathroom, 1,255 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Location Location Location, Just Behind the shopping plaza of Beaumont, Beaumont Rec Centre is nearby. 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 Tim Hortons Scotia Bank, all the major banks and fast food is nearby. Upstairs you have 2 Big size Bedrooms and 2 Washroom Includes Ensuite washroom, Main floor has big living area and Kitchen, Basement has one Bedroom and living room and washroom. Basement has one big living room, bathroom and a bedroom. Storage shed is available for storing the lawn equipment and toys. Last tenant used to pay \$2250. Good as investment property as well.

Built in 2007

### Essential Information

MLS® #	E4441954
Price	\$450,000
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	51
Zoning	Zone 82

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