

## \$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! No monthly condo fees, No HOA fees!

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
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                10  
Zoning                              Zone 82

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