

## \$349,900 - 165 Rue Magnan, Beaumont

MLS® #E4458457

### \$349,900

3 Bedroom, 2.50 Bathroom, 1,224 sqft  
Single Family on 0.00 Acres

Montalet, Beaumont, AB

Looking for an affordable home in Beaumont? Rental or first time? This three bedroom three bathroom home has just been completely painted and is move in ready. No pet non smoking home. No worries about the washer, dryer, fridge or stove - they are all brand new!!! Convenient eat up bar in the kitchen area with a double sink. Two piece bathroom on the main. Upstairs are three spacious bright bedrooms with a four piece main bath as well as a four piece ensuite in the master bedroom. Nice deck off the sliding glass doors to a fenced in yard. Basement if open for a future rec room. Beaumont is one of the fastest growing cities in Canada! Come out and find out why. Quiet living just minutes from Edmonton. Beautiful parks and trails as well as fishing at four seasons! You will enjoy living in vibrant Beaumont.

Built in 2006

### Essential Information

MLS® #	E4458457
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,224



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	165 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T9E 6A8

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	40

## Zoning

## Zone 82

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