

## \$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 | 55              |
| Zoning         | Zone 82         |

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Listing information last updated on August 5th, 2025 at 11:32pm MDT