

## \$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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Listing information last updated on October 28th, 2025 at 12:32am MDT