

## \$367,500 - 137 Rue Magnan, Beaumont

MLS® #E4464066

**\$367,500**

3 Bedroom, 2.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Move-in ready & full of updates! This 3 bed, 3 bath - half duplex offers comfort, style & peace of mind with a brand-new roof, new furnace & new instant hot water tank—all professionally installed. With approximately 1,300 sq. ft. of living space, the main floor features newer vinyl plank flooring & a cozy corner gas fireplace. The kitchen includes a newer fridge & stove, plenty of counter space with a sizeable island & plenty of natural light fills the space from the larger windows. A convenient 2-piece bathroom completes this level. Upstairs, you'll find 3 spacious bedrooms, including a generous primary bedroom with a walk-in closet & 4-pc ensuite. The partially finished basement offers excellent potential for a recreation room, gym, or home office. Outside, enjoy your fenced yard & backyard deck—perfect for relaxing or entertaining. Additional highlights include a single attached garage (20.5 ft x 10 ft), large storage shed, fresh paint throughout & a quiet street with plenty of walking paths nearby!

Built in 2007

### Essential Information

MLS® # E4464066

Price \$367,500

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 137 Rue Magnan |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 0A5        |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Hot Water Tankless, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                       |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 8th, 2025 at 6:47am MST