

## \$430,000 - 164 Rue Magnan Street, Beaumont

MLS® #E4448837

**\$430,000**

3 Bedroom, 3.50 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome to Your Spacious & Fully Finished Bi-Level Duplex in Montalet, Beaumont! This well-maintained home offers a functional and inviting layout perfect for families or investors. You're welcomed by a generous front entry with a large storage closet, convenient half bath, and side-by-side laundry. Step into the open-concept kitchen and dining area featuring vaulted ceilings that enhance the sense of space and natural light. Enjoy summer BBQs on your back deck, with easy access from the dining room, overlooking a pet-friendly backyard complete with a storage shed, and extra storage space under the deck.

The upper level includes two well-sized bedrooms, including a primary suite that generously fits a king-sized bed, a walk-in closet, and a private ensuite with shower. The hallway features a 4-piece bathroom. Downstairs, the fully finished basement offers a cozy living room with a gas fireplace, an additional large bedroom, and a stylish 3-piece bathroom with an extended stand-up shower.

Built in 2007

### Essential Information

MLS® # E4448837

Price \$430,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,260         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 164 Rue Magnan Street |
| Area        | Beaumont              |
| Subdivision | Montalet              |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0A6               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Corner                                                                                           |
| Stories           | 3                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 82         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 4:02am MDT