

# \$375,000 - 115 Rue Magnan, Beaumont

MLS® #E4462324

## \$375,000

3 Bedroom, 2.50 Bathroom, 1,409 sqft  
Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome home to this move-in-ready 3-bedroom,2.5 Bathroom half duplex in vibrant community of Beaumont! Enjoy the perfect balance of space, style and convenience with an open concept layout, black kitchen appliances,and a single attached garage. Ideal for young families,first-time buyers, or investors -this home is located near schools, walking trails, and shopping.A fantastic opportunity to own in one of Beaumont's most desirable areas!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462324      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 115 Rue Magnan |
| Area        | Beaumont       |
| Subdivision | Montalet       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 0B6        |

## Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | On Street Parking, Front Porch, No Smoking Home |
| Parking   | Single Garage Attached                          |

## Interior

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

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 82            |

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Listing information last updated on October 29th, 2025 at 11:02am MDT