

\$420,000 - 112 Rue Magnan, Beaumont

MLS® #E4444711

\$420,000

4 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

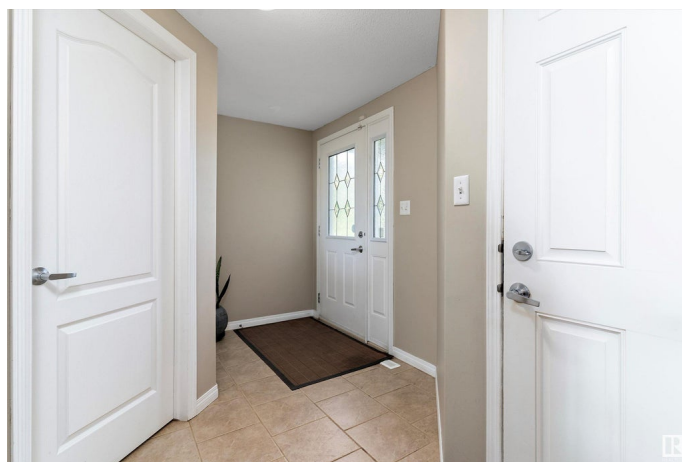
Montalet, Beaumont, AB

Fully finished bi-level half duplex in desirable Montalet, Beaumont featuring 4 bedrooms, 2.5 bathrooms, and a double attached garage. Step inside to an oversized front entry with a huge walk-in coat closet, and enjoy tile and hardwood floors throughout the main level. The bright living room boasts vaulted ceilings, large west-facing windows, and a cozy gas fireplace. The kitchen offers a large island with bar seating, generous pantry, and plenty of cabinet space. The spacious primary suite includes a 3-piece ensuite and a walk-in closet. Main-floor laundry is conveniently located on the central landing. The lower level includes two additional LARGE bedrooms with large windows, and a generous storage area. Furnace replaced in 2025. All this on a sunny west-facing lot, walking distance to schools, shopping, and the downtown core, parks and trails. It's truly a beauty in Beaumont! No monthly condo fees, No HOA fees!

Built in 2007

Essential Information

MLS® #	E4444711
Price	\$420,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	112 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A5

Amenities

Amenities	Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 27th, 2025
Days on Market 21
Zoning Zone 82

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