

# \$499,000 - 168 Rue Magnan, Beaumont

MLS® #E4441954

**\$499,000**

3 Bedroom, 3.50 Bathroom, 1,255 sqft  
Single Family on 0.00 Acres

Montalet, Beaumont, AB

Beautiful and Spacious, Big Backyard, for kids to play, Pets to run Around, Location is so convenient near by Starbucks, Shoppers Drug Mart, CIBC bank etc. Upstairs you have 2 Big size Bedrooms and 2 Washroom Includes Ensuite washroom, Main floor has living area and Kitchen, Basement has one Bedroom and living room and washroom. Storage shed is available for storing the lawn equipment and toys.

Built in 2007

## Essential Information

MLS® #	E4441954
Price	\$499,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

## Community Information



Address	168 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A6

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	24
Zoning	Zone 82

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Listing information last updated on July 6th, 2025 at 5:32am MDT