

\$425,000 - 166 Rue Magnan Street, Beaumont

MLS® #E4464069

\$425,000

3 Bedroom, 3.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This STUNNING 1,400 sq ft Bi-level Duplex in the sought-after community of Montalet is the perfect mix of STYLE, SPACE, and COMFORT! Step into the grand entryway with a walk-in storage closet, then enjoy a BRIGHT and SPACIOUS main floor featuring rich dark tones, gleaming hardwood floors, and soaring VAULTED CEILINGS. The open-concept living room showcases a cozy GAS FIREPLACE with custom stonework that makes a statement! The KITCHEN is perfect for entertaining with a large island, stainless steel appliances, walk-in pantry, and beautiful cabinetry. The dining area flows seamlessly onto your PRIVATE DECK and FULLY LANDSCAPED, FENCED YARD – ideal for BBQs and family gatherings! Upstairs features a LUXURIOUS primary suite with WALK-IN CLOSET and ensuite, plus a second bedroom and full bath. The FULLY FINISHED BASEMENT adds even more living space with a family room, bedroom, storage & bathroom. Close to schools, playgrounds, shopping, and just minutes from the airport – this home truly has it all.

Built in 2007

Essential Information

MLS® # E4464069

Price \$425,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	166 Rue Magnan Street
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A6

Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Double 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, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	École Horizon Heights Scho
Middle	École J.E. Lapointe School
High	École Secondaire Beaumont

Additional Information

Date Listed	October 30th, 2025
Days on Market	16
Zoning	Zone 82

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