

Courtesy Of Bryan Mundo Of Century 21 Masters

\$313,500 - 169 Rue Magnan, Beaumont

MLS® #E4240698

\$313,500

3 Bedroom, 3.00 Bathroom, 1,194 sqft
Single Family on 0.07 Acres

Montalet, Beaumont, AB

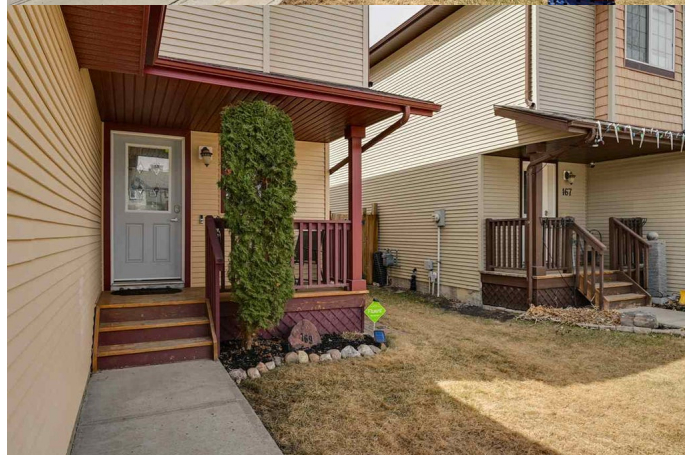
This 1,193 sq ft 1/2 duplex home with no condo fees has been well maintained and boasts nicely with pride of ownership. The Main Level is open, w/a nice big entry way, 1/2 bath, open kitchen/living/dining with real hardwood throughout the entire main level, large eat in island & pantry in kitchen. Living room is spacious with a nice gas fireplace. Sizeable dining room leads onto your west facing back yard: 22 x 10 deck with fully landscaped back yard with matured trees, shrubberies and a marvelously edged rock boarder that creates a beautiful oasis, a perfect getaway for you, your family and friends. The 2nd floor consists of 3 beds and 2 full baths, the substantial master bedroom has a full 4 pc bath and a walk-in closet, 2 more pleasantly sized bedrooms with large closets! The basement is waiting to be finished with your personal touch. LOCATION! Less than a 1-min walk from a mature pond with trees, walking trails, shops and schools, this home offers a great lifestyle in the great Montalet Community.

Built in 2006

Essential Information

MLS® # E4240698

Price \$313,500



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.07
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE
Zone	Zone 82

Community Information

Address	169 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
State	AB
Zip Code	T4X 0A6

Amenities

Features	See Remarks
Parking	Single Garage Attached
# of Garages	1

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

School Information

Elementary www.starcatholic.ab.ca

Middle www.blackgold.ca

Additional Information

Date Listed April 27th, 2021

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Listing information last updated on June 20th, 2021 at 12:31pm MDT