

\$367,500 - 137 Rue Magnan, Beaumont

MLS® #E4464066

\$367,500

3 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.07 Acres

Montalet, Beaumont, Alberta

Move-in ready & full of updates! This 3 bed, 3 bath - half duplex offers comfort, style & peace of mind with a brand-new roof, new furnace & new instant hot water tank—all professionally installed. With approximately 1,300 sq. ft. of living space, the main floor features newer vinyl plank flooring & a cozy corner gas fireplace. The kitchen includes a newer fridge & stove, plenty of counter space with a sizeable island & plenty of natural light fills the space from the larger windows. A convenient 2-piece bathroom completes this level. Upstairs, you'll find 3 spacious bedrooms, including a generous primary bedroom with a walk-in closet & 4-pc ensuite. The partially finished basement offers excellent potential for a recreation room, gym, or home office. Outside, enjoy your fenced yard & backyard deck—perfect for relaxing or entertaining. Additional highlights include a single attached garage (20.5 ft x 10 ft), large storage shed, fresh paint throughout & a quiet street with plenty of walking paths nearby! (id:6289)

Built in 2007

Essential Information

Listing #	E4464066
Price	\$367,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,304
Acres	0.07
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	137 Rue Magnan
Subdivision	Montalet
City	Beaumont
Province	Alberta
Postal Code	T4X0A5

Amenities

Amenities	Airport, Golf Course, Vinyl Windows
Features	See remarks, Flat site
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Elite
----------------	--------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 2nd, 2025 at 6:16am CST