

\$375,000 - 115 Rue Magnan, Beaumont

MLS® #E4462324

\$375,000

3 Bedroom, 2.50 Bathroom, 1,409 sqft
Single Family on 0.00 Acres

Montalet, Beaumont, AB

Welcome home to this move-in-ready 3-bedroom,2.5 Bathroom half duplex in vibrant community of Beaumont! Enjoy the perfect balance of space, style and convenience with an open concept layout, black kitchen appliances,and a single attached garage. Ideal for young families,first-time buyers, or investors -this home is located near schools, walking trails, and shopping.A fantastic opportunity to own in one of Beaumont's most desirable areas!

Built in 2007

Essential Information

MLS® #	E4462324
Price	\$375,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



Community Information

Address	115 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B6

Amenities

Amenities	On Street Parking, Front Porch, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Brass Surround, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	18
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 1:17am MST