



## 127 RUE MAGNAN Beaumont AB

\$374,900

Awesome 2-storey half duplex located on a HUGE PIE LOT in the desirable area of Montalet! Just under 2000sq ft of spacious and open floor plan living built by Coventry Homes features 3 bedrooms and 2.5 bathrooms with a rare bonus room. Large entry leads to a generous size kitchen with plenty of cabinets w/crown molding, granite countertops, tile backsplash, corner pantry, large island and all upgraded appliances with a Bosch dishwasher. Good size dining area with patio doors leads to a deck and a huge backyard for family and friends to enjoy. Large living room features a corner gas fireplace. Large primary with a walk-thru closet and a 4pce ensuite. Brand new HWT(2023), freshly painted walls along with baseboards and trims, single attached garage with an oversized driveway(room for 2 cars side by side) and room for you RV. Basement is fully finished with a huge rec. area and lots of storage. Truly a great home and location! Move in ready!

Listing Presented By:



Originally Listed by:  
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