

Beaumont Alberta

$369,900

Welcome to 111 Rue Magnan, a spacious 1,295 sq ft half duplex in Montalet with an open floor plan. With 3 bedrooms and 4 bathrooms (2 full and 2 half), there is plenty of room to spread out, and air conditioning keeps summer days comfortable. The kitchen features an island and pantry, and the living room is anchored by a cozy gas fireplace. The upper level features a large primary bedroom with a walk-in closet and 4pc ensuite, joined by two more bedrooms. The fully finished basement adds flexible space for a home office, rec room or whatever suits your lifestyle. This is a great fit for first-time buyers, growing households or anyone who wants extra space. The single attached garage adds everyday convenience, and the yard is fenced & landscaped for easy outdoor enjoyment. Schools and parks are nearby, Edmonton city limits are about 5 minutes away, and the airport is just 15 minutes down the road. Everyday essentials are close by, so daily routines feel effortless. All this home needs is YOU! (id:6769)

Bonus Room 3.89 m X 6.09 m
Living room 4.28 m X 3.44 m
Dining room 2.6 m X 3.26 m
Kitchen 3.16 m X 3.09 m

Primary Bedroom 4.32 m X 4.01 m
Bedroom 2 3.28 m X 2.77 m
Bedroom 3 2.85 m X 3.66 m

Listing Presented By:



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