



169 Rue Magnan Street Beaumont Alberta

\$384,900

Welcome to this charming duplex in the desirable subdivision of Montalet! Offering an attached single garage plus parking for two, this home combines functionality with a warm and inviting layout. Brand new shingles were installed in summer 2026, giving you peace of mind for years to come. Step inside to Oak hardwood floors and an open-concept main floor featuring a spacious living room with a cozy gas fireplace, dining area, and well-appointed kitchen with an island and corner pantry. A convenient half bath and plenty of storage complete the main level. Upstairs, you'll find three bedrooms, including a generous primary suite with a walk-in closet and private 4-piece ensuite and another 4 piece bath. The unfinished basement offers excellent potential for additional living space, a home gym, rec room, or whatever your family needs. Outside, enjoy your own cozy backyard surrounded by mature trees, with a deck, shed, and fully fenced yard. A fantastic opportunity in Montalet with a great combination of space, privacy, parking, and location. (id:6769)

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.08 Ft x 8.42 Ft

Primary Bedroom 13.17 Ft x 15.25 Ft

Bedroom 11.33 Ft x 8.75 Ft

Listing Presented By:



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