



## 123 RUE MAGNAN Street Beaumont AB

\$365,000

Beautiful two storey half duplex. This main floor open floor plan with spacious kitchen, central island and newer SS appliances. Kitchen nook overlooking a large deck, in the fully fenced and landscaped backyard with brick retaining wall and lots of gardening space. You will find a cozy living space with a corner gas fireplace. Upstairs you will find 3 bedrooms with a HUGE primary bedroom complete with a walk-in closet and a 4 pc ensuite. The other 2 bedrooms are a generous size. Full 4 pc bathroom for the kids to use. The basement is insulated and ready for you to add your own personal touches with a good layout for another bedroom, bathroom and family room! Single attached garage with a wide driveway to accommodate 2 car. Minutes away from all the amenities, welcome home!

Listing Presented By:



Originally Listed by:  
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