



## Beaumont Alberta

\$400,000

Backs Walking & Bike trails. A Duplex W/perfect blend of style and convenience for professionals or first-time buyers! Step inside to find gleaming hardwood floors throughout the main level, which features a handy walk-through pantry, main floor laundry & a 2 pce bathroom. Kitchen has a large island with sink, great lighting, looking onto the dinette with a garden door to back deck. Space is open concept, inviting you to the living room. Upstairs, you'll find three comfortable bedrooms with plush carpeting, including a generous primary bdrm with a 4 pce ensuite & walk in closet. An additional 4-piece bathroom serves the other rooms. Enjoy outdoor living on the deck, leading to a yard that backs onto a tranquil trail. A/C & water softener system recently added. The location is unbeatable: you're just 15 minutes from the EIA, and a simple street crossing brings you to a school, parks, trails, & playgrounds! Single attached finished garage, located on a quiet street, this home makes life easy & affordable. (id:6769)

Living room 3.37 m X 5.32 m

Dining room 3.06 m X 3.26 m

Kitchen 3.06 m X 3.98 m

Laundry room 2.31 m X 2.64 m

Primary Bedroom 3.62 m X 4.27 m

Bedroom 2 3.51 m X 2.79 m

Bedroom 3 2.82 m X 3.61 m

Listing Presented By:



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Royal LePage Gateway Realty

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