



## Beaumont Alberta

\$399,000

Perfect starter or revenue property in BEAU VAL with an SINGLE ATTACHED GARAGE! This 1348.36 sq. ft. 2 STOREY offers a GREAT ROOM STYLE main floor with a cozy FLEX/DEN at the front door, a LARGE FOYER and the access into the garage! The kitchen features MAPLE CABINETS with a eat up counter, STAINLESS APPLIANCES & a spacious dining area. The great room OVERLOOKS THE BACKYARD and a 2 piece bathroom is handy to the back door that leads out to the DECK. Up the SUNLIT STAIRCASE to the 2nd level with brand new LUXURY VINYL PLANK throughout, a conveniently located laundry & 2 bedrooms & the main bathroom with a POCKET DOOR for master into the generous sized master bedroom. The basement is developed with a 4 piece bathroom and a wide open family room, the furnace area and additional storage room. Featuring PVC WINDOWS, LVP FLOORING on the upper level & a NEWER HOT WATER TANK. Perfect home for a buyer wanting to add their own personal touch to make it their own! (id:6769)

Family room 9.05 m X 3.43 m

Living room 4.24 m X 3.7 m

Dining room 2.44 m X 2.69 m

Kitchen 3.1 m X 3.4 m

Den 2.42 m X 2.33 m

Primary Bedroom 3.19 m X 4.16 m

Bedroom 2 2.87 m X 2.98 m

Bedroom 3 3.05 m X 2.76 m

Listing Presented By:



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<http://www.horsepowerranch.com/>



Royal

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