

\$367,500 - 137 Rue Magnan, Beaumont

MLS® #E4464066

\$367,500

3 Bedroom, 2.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Move-in ready & full of updates! This 3 bed, 3 bath - half duplex offers comfort, style & peace of mind with a brand-new roof, new furnace & new instant hot water tank—all professionally installed. With approximately 1,300 sq. ft. of living space, the main floor features newer vinyl plank flooring & a cozy corner gas fireplace. The kitchen includes a newer fridge & stove, plenty of counter space with a sizeable island & plenty of natural light fills the space from the larger windows. A convenient 2-piece bathroom completes this level. Upstairs, you'll find 3 spacious bedrooms, including a generous primary bedroom with a walk-in closet & 4-pc ensuite. The partially finished basement offers excellent potential for a recreation room, gym, or home office. Outside, enjoy your fenced yard & backyard deck—perfect for relaxing or entertaining. Additional highlights include a single attached garage (20.5 ft x 10 ft), large storage shed, fresh paint throughout & a quiet street with plenty of walking paths nearby!

Built in 2007

Essential Information

MLS® # E4464066

Price \$367,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	137 Rue Magnan
Area	Beaumont
Subdivision	Montalet
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A5

Amenities

Amenities	On Street Parking, Deck, Hot Water Tankless, Vinyl Windows, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	6
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 5:47pm MST