

## \$430,000 - 166 Rue Magnan Street, Beaumont

MLS® #E4464069

**\$430,000**

3 Bedroom, 3.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

This STUNNING 1,400 sq ft Bi-level Duplex in the sought-after community of Montalet is the perfect mix of STYLE, SPACE, and COMFORT! Step into the grand entryway with a walk-in storage closet, then enjoy a BRIGHT and SPACIOUS main floor featuring rich dark tones, gleaming hardwood floors, and soaring VAULTED CEILINGS. The open-concept living room showcases a cozy GAS FIREPLACE with custom stonework that makes a statement! The KITCHEN is perfect for entertaining with a large island, stainless steel appliances, walk-in pantry, and beautiful cabinetry. The dining area flows seamlessly onto your PRIVATE DECK and FULLY LANDSCAPED, FENCED YARD – ideal for BBQs and family gatherings! Upstairs features a LUXURIOUS primary suite with WALK-IN CLOSET and ensuite, plus a second bedroom and full bath. The FULLY FINISHED BASEMENT adds even more living space with a family room, bedroom, storage & bathroom. Close to schools, playgrounds, shopping, and just minutes from the airport – this home truly has it all.

Built in 2007

### Essential Information

MLS® # E4464069

Price \$430,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 166 Rue Magnan Street |
| Area        | Beaumont              |
| Subdivision | Montalet              |
| City        | Beaumont              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0A6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double 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, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

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

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | École Horizon Heights Scho |
| Middle     | École J.E. Lapointe School |
| High       | École Secondaire Beaumont  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 4th, 2025 at 6:32am MST