

## \$335,000 - 10686 153 Ave, Edmonton

MLS® #E4445493

**\$335,000**

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

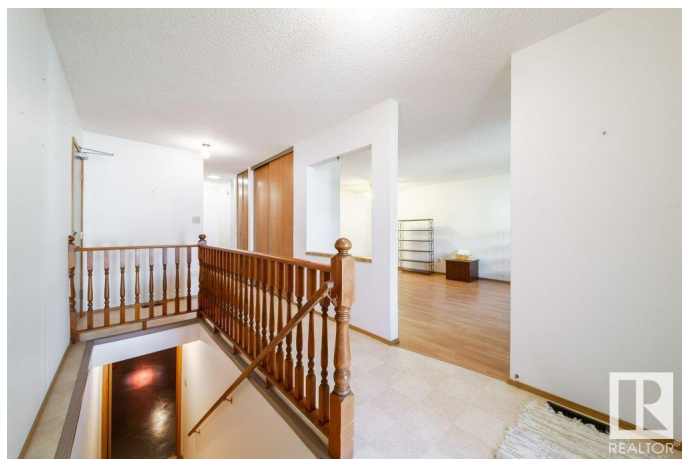
Beaumaris, Edmonton, AB

Lakeside Living in the 50 plus, beautiful Horizon Beaumaris Community. Spacious 1200 sq ft 2 beds 2 baths bungalow. Well maintained Duplex with no carpets (laminated and lino), spacious kitchen and dining area with oak cabinets, large living room, big master with 2 piece ensuite and large guest room, and a great deck off the dining room - looking at a manicured green area. Mobility friendly with front door ramp, main floor laundry and senior friendly shower. No mowing or snow removal. Access to beautiful Beaumaris Lake and a beautiful amenities building with all kinds of uses for gathering, a big screen for watching movies or your favourite game, playing pool, shuffle board and is also rentable for private social events. Highlights are newer windows, roof, furnace, hot water tank and Central Air Conditioning. Located in a walkable community for shopping, coffee shops, gas stations etc.

Built in 1986

### Essential Information

MLS® #	E4445493
Price	\$335,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	1986
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	10686 153 Ave
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5S1

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Gated Community, Landscaped, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	14
Zoning	Zone 27
Condo Fee	\$382

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 July 17th, 2025 at 4:18pm MDT