

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

MLS® #E4445493

**\$335,000**

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

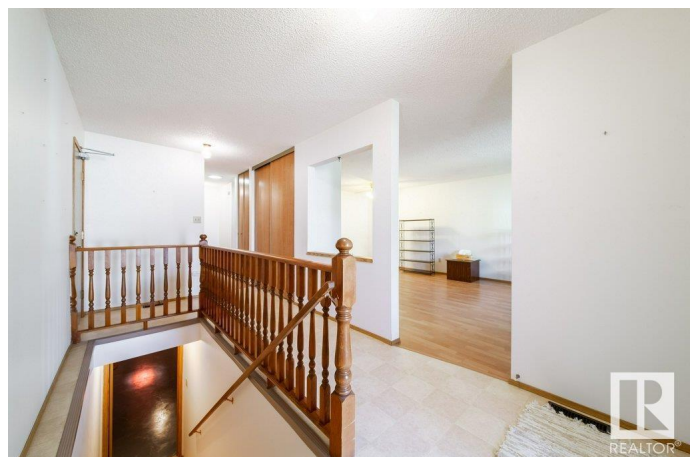
Beaumaris, Edmonton, AB

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 | 25             |
| Zoning         | Zone 27        |
| Condo Fee      | \$382          |

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Listing information last updated on July 28th, 2025 at 1:32am MDT