

## **\$399,000 - 10658 153 Avenue, Edmonton**

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MLS® #E4440878

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,309 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Stepping into retirement, downsizing, or embracing the empty nest? This rare 50+ HALF DUPLEX WALKOUT BUNGALOW in Beaumaris Horizon is your chance to live the lifestyle youâ€™ve been dreaming ofâ€”low maintenance, peaceful, easy, and beautifully designed. Enjoy your morning coffee or warm summer evenings on the deck of your serene yard overlooking an unobstructed view of Lake Beaumaris! With 1309 sq. ft of comfortable living space, the main floor boasts a welcoming family room, bright and efficient U shaped kitchen, spacious living room overlooking the lake and the main level is rounded out with a 2 pce bath w/ laundry, second bed and large Primary bdrm w/4 pce ensuite and walk in closet. The walkout basement has a generously sized rec room, 3rd bedroom, 4 pce bath and is completed with a den and sizeable storage room. Central A/C, an Insulated DOUBLE GARAGE, situated in a wonderful complex with amenity centre - ALL THIS plus the convenience of the nearby everyday amenities make this one of a kind!



Built in 1986

### **Essential Information**

MLS® #                      E4440878

Price                         \$399,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.00
Year Built	1986
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	10658 153 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5R8

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Recreation Room/Centre, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Lake, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lorelei/K. Therrien
Middle	M. Butterworth/St. Edmund
High	Q. Elizabeth/Arch. O'Leary

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	3
Zoning	Zone 27
Condo Fee	\$492

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