

## \$335,000 - 10724 153 Avenue, Edmonton

MLS® #E4457238

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,233 sqft  
Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Village Beaumaris, an adult-living 50+ community beside Beaumaris Lake where you can experience lakeside living in the city! This cheery home includes an open concept living space, combining a kitchen with quality newer appliances. Sunlight and a solar tube brighten up your large dining/living area connected to a bright and spacious sunroom to enjoy your morning coffee. The upstairs is finished w/ a large primary room w/ direct access to your 4pc bathroom with solar tube, & another spacious bedroom. The basement is partially finished w/ a rec room, full bathroom, bedroom, den, & storage space! The added bonus of this lovely home is that ownership and LOW CONDO FEES include access to the private clubhouse and a wide array of optional social activities to help you feel connected to the community. Fees also include landscaping, snow removal & private gated access to the lake. Other features: A/C, high efficiency furnace, freshly painted, upgraded insulation, some newer light fixtures, and more!

Built in 1987

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4457238  |
| Price    | \$335,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,233             |
| Acres          | 0.00              |
| Year Built     | 1987              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10724 153 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5T9          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Club House, Parking-Visitor, Social Rooms, Sunroom |
| Parking Spaces | 2                                                                   |
| Parking        | Single Garage Attached                                              |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                                                     |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                     |
| Exterior Features | Flat Site, Lake Access Property, Landscaped, Picnic Area, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 27              |
| Condo Fee      | \$334                |

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Listing information last updated on September 15th, 2025 at 7:47am MDT