

## **\$320,000 - 10686 153 Ave Nw, Edmonton**

MLS® #E4450658

**\$320,000**

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 townhouse with no carpets(Laminate and lino), spacious kitchen and dining area with oak cabinets,large living room, big master with 2 piece ensuite and large second bedroom, and a great deck off the dining room-looking at a manicured green space. Mobility friendly with front door ramp,main floor laundry, and mobility friendly shower. No mowing or snow removal, but opportunity for a green thumb in front of the home. Access to beautiful Beaumaris lake and a wonderful amenities bldg with all kind of gathering oportinites, a big screen for watching movies or your favorite game, pool table(s), shuffle board and accessable for family and group gatherings (Great Kitchen). Highlights are newer windows, shingles, furnace , hot water tank and central Air Cond. Located in a walkable community next to Griesbach, shopping, coffee shops, gas station etc. Welcome to your new home.

Built in 1986

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450658  |
| Price  | \$320,000 |



|                |                   |
|----------------|-------------------|
| 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       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |                                                                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, Party Room, Recreation Room/Centre, Social Rooms, 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, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 1                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

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

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Gated Community, Lake Access Property, Landscaped, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| 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 August 26th, 2025 at 9:47am MDT