

## \$409,900 - 11135 157 Avenue, Edmonton

MLS® #E4439951

**\$409,900**

3 Bedroom, 1.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Beautiful Duplex in Beaumaris has it all and NO CONDO FEES! Very close proximity to Beaumaris Lake and spectacular walking trails, plus AC & gleaming hardwood floors make this unit very appealing. Immaculately maintained 2 storey offers vaulted ceilings, lots of natural light make for a bright open concept main floor living space. The Kitchen has been remodelled and offers stainless steel appliances, plenty of cupboards & lots of counter space plus pantry & lots of storage room. The dining space provides access to the low maintenance deck with gazebo & back yard with garden space & shed + gate to access the trails which are perfect for enjoying summer evenings. Main floor also features bedroom that can be used for home office or library. Staircase is elegant with quaint niche at the top of the stairs. The primary bedroom is massive & can easily accommodate a king sized w/huge walk-in closet. 4-piece bath room and generous sized bedroom complete this level. The basement is ready for your personal touch.

Built in 1990

### Essential Information

MLS® # E4439951

Price \$409,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11135 157 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4V1          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 3  |
| Parking        | Single Garage Attached                                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, |

Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Bishop Savaryn Catholic   |
| Middle     | Mary Butterworth Jr. High |
| High       | M.E. LaZerte School       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 27        |

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Listing information last updated on June 15th, 2025 at 11:32am MDT