

## **\$425,000 - 430 11260 153 Avenue, Edmonton**

MLS® #E4451997

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Sierras on the Lake! Backing onto the beautiful Lake Beaumaris and with convenient access to the walking paths, this stunning top-floor corner unit offers over 1200 square feet of comfort and convenience. Featuring 2 bedrooms and 2 bathrooms, this home is exceptionally bright and open with windows on every corner. Enjoy an open-concept layout, central AC, and the convenience of in-suite laundry. You'll love the privacy of being surrounded by trees and the beautiful views of the lake and downtown right from your home. Heated underground parking keeps your vehicle protected year-round and includes extra storage. The building offers an impressive variety of desirable amenities: a car wash, pool, hot tub, sewing room, workshop, social room, games room, library, and guest suites for visitors. Located next to grocery stores, a bus station, medical/dental offices, and the Edmonton Public Library, the location couldn't be better. LOW condo fees include ALL utilities. Adult Living (40+). Don't miss out!

Built in 2003

### **Essential Information**

MLS® # E4451997

Price \$425,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 430 11260 153 Avenue |
| Area        | Edmonton             |
| Subdivision | Beaumaris            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6E7              |

### Amenities

|               |                                                                                                                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Car Wash, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Pool-Indoor, Secured Parking, Social Rooms, Storage-In-Suite, Workshop, See Remarks, Storage Cage |
| Parking       | Heated, Underground                                                                                                                                                                                                                                   |
| Is Waterfront | Yes                                                                                                                                                                                                                                                   |
| Has Pool      | Yes                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                                               |
| # of Stories      | 4                                                                                                                    |
| Stories           | 1                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | None, No Basement                                                                                                    |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                 |
| Exterior Features | Backs Onto Lake, No Back Lane, Playground Nearby, Shopping Nearby, View City, View Downtown, View Lake, See Remarks |
| Roof              | Clay Tile                                                                                                           |
| Construction      | Wood, Brick, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 27          |
| Condo Fee      | \$665            |

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Listing information last updated on September 5th, 2025 at 7:02pm MDT