

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$379,900 - 10652 153 Avenue, Edmonton

MLS® #E4455820

**\$379,900**

2 Bedroom, 2.50 Bathroom, 1,353 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to this well-maintained 50+ adult bungalow located in the desirable community of Beaumaris. This property offers a functional layout with 2 bedrooms, a spacious living room featuring a cozy wood-burning fireplace, a formal dining room, and an eat-in kitchen with direct access to the deck. This home is designed for both relaxation and entertaining. Convenient main floor laundry adds to the practicality of the home. The fully finished basement provides additional living space, including a large family room, games area, den that can serve as a third bedroom, and ample storage. Step outside and enjoy gated access to the scenic walking trail around Beaumaris Lake—perfect for peaceful strolls. As part of the community, you™ll also enjoy clubhouse access for gatherings and events.. The location offers easy access to nearby shopping, restaurants, and a variety of amenities. This property presents an excellent opportunity to enjoy low-maintenance living in a mature, lake-adjacent community.

Built in 1986

### Essential Information

MLS® # E4455820

Price \$379,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,353             |
| Acres          | 0.00              |
| Year Built     | 1986              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10652 153 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5R8          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                         |
| Exterior Features | Lake Access Property, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Brick, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 27             |
| Condo Fee      | \$445               |

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Listing information last updated on September 7th, 2025 at 3:02pm MDT