

## \$290,000 - 10944 Beaumaris Road, Edmonton

MLS® #E4463842

**\$290,000**

3 Bedroom, 1.50 Bathroom, 1,153 sqft  
Condo / Townhouse on 0.00 Acres

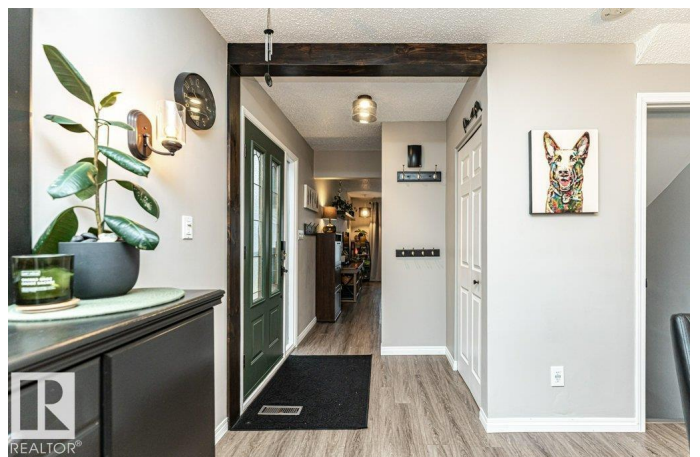
Lorelei, Edmonton, AB

This affordable home is in a great location close to schools, parks, shopping, restaurants, public transit and Beaumaris Lake with its walking trail. This half-duplex with attached single garage is on a cul-de-sac within the condo project. Inside you'll find 3 bedrooms (including the primary bedroom) on the upper floor along with a 4-piece bathroom. The main level has an open kitchen/dining area, a cozy living room and a 2-piece powder room. The basement has been finished with a rec room, a flex room and the laundry and utility room. There have been several updates in recent years, including the vinyl plank flooring on the main and lower levels. The private back yard is very inviting with its patio and garden beds. There is a french immersion elementary school just a block away. Nearby, a new catholic high school will open in September 2026. This home with its excellent location and low maintenance fees is a great choice for couples or young families starting their home ownership journey.

Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463842  |
| Price    | \$290,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,153             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10944 Beaumaris Road |
| Area        | Edmonton             |
| Subdivision | Lorelei              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 1Z6              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached                 |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                     |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                                     |

Foundation                Concrete Perimeter

**School Information**

Elementary                Lorelei or St Charles  
Middle                     Mary Butterworth  
High                        see Remarks

**Additional Information**

Date Listed                October 27th, 2025  
Days on Market        8  
Zoning                     Zone 27  
Condo Fee                \$397

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