

Courtesy Of Greg B Rosychuk Of Real Broker

## \$459,900 - 11104 157 Avenue, Edmonton

MLS® #E4433349

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,676 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Well-Maintained 4-Level Split Near Beaumaris Lake. Located on a quiet crescent just steps from Beaumaris Lake and walking paths. Features 3 bedrooms plus den, 2.5 baths, and a fully finished basement. Primary bedroom includes a 3-piece ensuite with walk-in shower and bench. Cozy family room with brick wood-burning fireplace and built-in shelves. Kitchen has a stainless-steel dishwasher and microwave. Newer laminate and carpet throughout. Many windows have been replaced. Roller shutter on patio door adds cooling and security. Roof replaced within 15 years. Large deck and fenced yard with storage shed. Double attached garage. Close to schools, shopping, and transit. Great curb appeal in a quiet, low-traffic location. A solid, clean home—perfect for a young family.

Built in 1979

### Essential Information

MLS® #	E4433349
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,676
Acres	0.00



Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	11104 157 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4V2

### **Amenities**

Amenities	Closet Organizers, Deck
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	Zone 27

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Listing information last updated on April 30th, 2025 at 8:17am MDT