

# **\$437,000 - 301 11260 153 Avenue, Edmonton**

MLS® #E4457798

**\$437,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Sierras on the Lake! This RENOVATED 3rd floor corner unit sides/back onto beautiful Lake Beaumaris with direct access to walking paths and over 1,160 sqft. of bright, open living! Featuring 2 SPACIOUS bedrooms & 2 full bathrooms, windows on multiple sides flood the home with natural light. Enjoy central A/C, in-suite laundry, stand-up freezer, and a spacious open-concept layout. Large dining & living room featuring gas fireplace. Renovated kitchen w/ granite countertops & spacious island. Hardwood flooring throughout. Relax w/ lake & park views, surrounded by mature trees for privacy. Heated underground parking w/ storage keeps your vehicle safe year-round. The building boasts incredible amenities: pool, hot tub, car wash, workshop, sewing room, games & social rooms, library & guest suites. Ideally located next to shopping, groceries, transit, medical/dental offices & the Edmonton Public Library. LOW CONDO FEES include all utilities! Adult living (40+). Donâ€™t miss this rare lakeside gem!

Built in 2002

## **Essential Information**

MLS® # E4457798

Price \$437,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 11260 153 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6E7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Dance Floor, Deck, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Workshop, Storage Cage
Parking	Heated, Insulated, Underground
Is Waterfront	Yes
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks

Roof                              Clay Tile

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 15th, 2025

Zoning                        Zone 27

Condo Fee                  \$623

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