# \$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/backs 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+). Don't miss this rare lakeside gem!

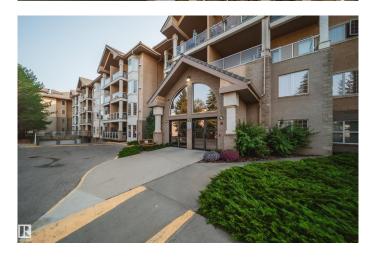


# **Essential Information**

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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Listing information last updated on September 15th, 2025 at 4:02pm MDT