

## \$395,000 - 11135 157 Avenue, Edmonton

MLS® #E4439951

**\$395,000**

3 Bedroom, 1.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Beautiful Duplex in Beaumaris has it all and NO CONDO FEES! Very close proximity to Beaumaris Lake and spectacular walking trails, plus AC & gleaming hardwood floors make this unit very appealing. Immaculately maintained 2 storey offers vaulted ceilings, lots of natural light make for a bright open concept main floor living space. The Kitchen has been remodelled and offers stainless steel appliances, plenty of cupboards & lots of counter space plus pantry & lots of storage room. The dining space provides access to the low maintenance deck with gazebo & back yard with garden space & shed + gate to access the trails which are perfect for enjoying summer evenings. Main floor also features bedroom that can be used for home office or library. Staircase is elegant with quaint niche at the top of the stairs. The primary bedroom is massive & can easily accommodate a king sized w/huge walk-in closet. 4-piece bath room and generous sized bedroom complete this level. The basement is ready for your personal touch.

Built in 1990

### Essential Information

MLS® # E4439951

Price \$395,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	11135 157 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4V1

### **Amenities**

Amenities	On Street Parking, Vaulted Ceiling, Vacuum System-Roughed-In
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape,

Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Bishop Savaryn Catholic  
Middle Mary Butterworth Jr. High  
High M.E. LaZerte School

### **Additional Information**

Date Listed June 2nd, 2025  
Days on Market 33  
Zoning Zone 27

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Listing information last updated on July 4th, 2025 at 10:32pm MDT