

## \$289,500 - 10609 Beaumaris Road, Edmonton

MLS® #E4435425

**\$289,500**

4 Bedroom, 1.50 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

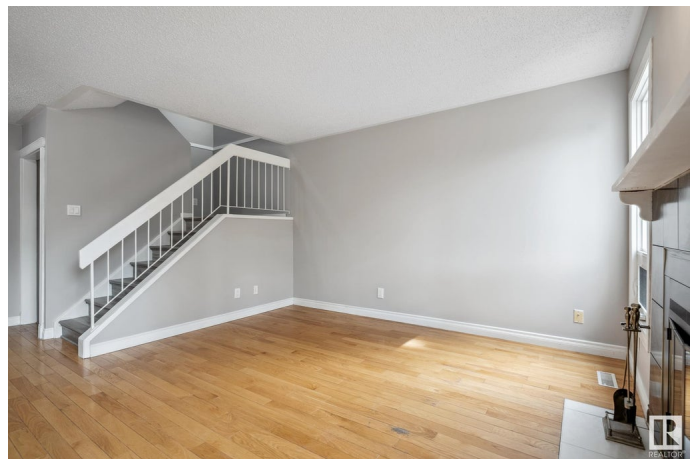
A rare opportunity to own this stunning 2-storey half duplex in the sought-after Woodlake community! Featuring an attached garage and direct backyard access to scenic walking trails leading to the main attraction Beaumaris Lake – Edmonton's largest lake, perfect for hiking and outdoor adventures. This beautiful home offers 4 bedrooms, a spacious main floor living room with beautiful wood fireplace, dining area, and a kitchen with elegant cabinetry and quartz countertops, plus a private, fully fenced backyard. The upstairs primary suite boasts a walk-in closet and a private balcony overlooking the lake, along with a 5-piece main bath and 2 additional bedrooms. The finished basement includes a bedroom and large rec room for added living space. Ideally located within walking distance to Schools, Castle Downs Recreation Centre, Lakeside Landing Shopping Centre, Edmonton Public Library, Sobeys, and the transit center. Don't miss out on this unique home offering both tranquility and convenience!

Built in 1981

### Essential Information

MLS® # E4435425

Price \$289,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,194             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10609 Beaumaris Road |
| Area        | Edmonton             |
| Subdivision | Beaumaris            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5J5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Extra, Parking-Visitor                   |
| Parking Spaces | 2  |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached |
| Is Waterfront  | Yes  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door, Mantel, Tile Surround   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 27       |
| Condo Fee      | \$470         |

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Listing information last updated on May 9th, 2025 at 9:31pm MDT