

## **\$679,900 - 15756 106 Street, Edmonton**

MLS® #E4440437

**\$679,900**

5 Bedroom, 3.50 Bathroom, 2,879 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

WELCOME TO PARADISE! Live in your lake retreat w/o leaving the city! Nestled in family-friendly community of Beaumaris just steps away from BEAUMARIS LAKE, largest lake in Edmonton with over 2.5 km of trails and park. This meticulously maintained home offers a perfect blend of both comfort & convenience. Home boasts 5 BEDs, 3.5 BATHs, over 2800+ sq.ft of A.G Space, MASSIVE PIE LOT 13,287 sq.ft., FINISHED BASEMENT, DOUBLE ATTACHED OVERSIZED GARAGE with 2 WINDOWS and is situated on a quiet CUL DE SAC. Main floor features OPEN-TO-BELOW entrance showcasing SPIRAL STAIRCASE & VAULTED CEILINGS, LARGE living & family room, HUGE KITCHEN with stainless steel appliances, formal dining, bedroom, half bath & laundry room. Upstairs you will find 3 GENEROUSLY SIZED bedrooms incl PRIMARY with 5-pc ENSUITE, WALK-IN-CLOSET & a BALCONY; and another 4-pc Bath finishes this level. OVER \$35,000 in recent upgrades: FURNACE 2022, HOT WATER TANK 2023, ROOF 2011, DECK 2024, DRIVEWAY 2021, EAVESTROUGHS 2020, Basement CARPETS 2021.

Built in 1985

### **Essential Information**



MLS® #	E4440437
Price	\$679,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,879
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15756 106 Street
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5B5

### Amenities

Amenities	On Street Parking, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	98
Zoning	Zone 27

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