# \$521,916 - 10316 156 Avenue, Edmonton

MLS® #E4449383

#### \$521,916

4 Bedroom, 2.50 Bathroom, 1,495 sqft Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

First time for sale in a quiet cul-de-sac in Beaumaris! 2+2 bedroom, 2.5 bath is maintained, updated and is move in ready. As a raised bungalow with a vaulted ceiling both levels are belted with loads of light. Some of the windows have European roll shutters for shade and privacy. The kitchen was re modeled in the last 4 years to add cupboard space, increase the dining area and include the standalone island and granite countertop as a great separation/service location. Parking is ample with a 22'x22' garage that can fit a truck + SUV, the raised roof has plenty of un tapped storage above. The primary is huge and built to accommodate a California King bed, 5 PC en-suite and powder area. In the very bright/clean basement, there are 2 generous bedrooms, wet bar/ 220 plug, massive recreation room inviting oversized windows. Outdoors, you can sit in the shade on the 12x22 deck with covered BBQ or watch the grapes grow on the trellis siding the sun exposed patio. This home has A/C and new roof in 2021.



Built in 2000

#### **Essential Information**

MLS® # E4449383 Price \$521,916 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,495

Acres 0.00

Year Built 2000

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

# **Community Information**

Address 10316 156 Avenue

Area Edmonton
Subdivision Beaumaris
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 6B4

### **Amenities**

Amenities Exterior Walls- 2"x6", Fire F

Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

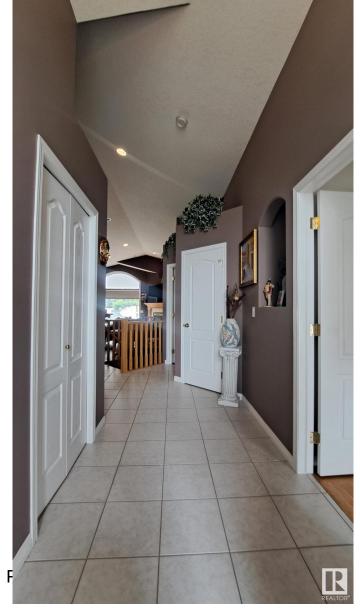
Fireplaces Insert, Mantel, Oak Surround

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**



Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Fruit Tree

Landscape

Roof Asphalt Shingles

Construction Wood, Stucco

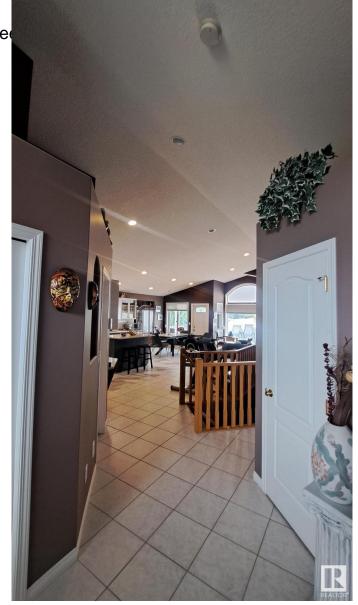
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 3

Zoning Zone 27



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 9:02pm MDT