

## \$425,000 - 10315 154 Avenue, Edmonton

MLS® #E4462528

**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to this well maintained, original-owner custom home, built in 1986 and full of warmth, pride, and so much potential! Offering over 2,500 sq ft of finished living space across a versatile 4-level split layout, this home provides room to live, grow, and entertain. The inviting vaulted-ceiling living room features triple-pane front windows (approx. 2018). With 4 spacious bedrooms and 4 FULL bathrooms, there's comfort and convenience for the whole family. Bright sunny kitchen faces deck and overlooks the south facing yard with huge garden! A cozy family room is perfect for relaxing evenings, while the expansive bsmt rec room offers endless possibilities for hobbies, games, or gatherings. Shingles replaced approx 2018 adds peace of mind and value. Located in a fantastic, family-friendly neighbourhood, steps from Beaumaris Lake, walking trails, Peggy Holmes Park, and Beaumaris Park with sports fields. Plus close to a plethora of shopping and everyday amenities. A true gem waiting for its next chapter!

Built in 1986

### Essential Information

MLS® # E4462528

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,325                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10315 154 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5R1          |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Brick Facing, Glass Door, Mantel                                                                                                                                                                       |
| Stories           | 4                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 27            |

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Listing information last updated on October 21st, 2025 at 8:47am MDT