

# **\$374,900 - 11147 157 Avenue, Edmonton**

MLS® #E4435881

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to the best part of Beaumaris! It's a short walk to that gorgeous Lake! This mature community is surrounded by parks, playgrounds, & all local amenities nearby.

Great starter home or investment property! 4 Level half duplex with single attached garage and NO CONDO FEE. This charming 4-level split half-duplex offering over 1400 sq. ft. of total living space. It features 3 bedrooms, 2.5 baths, and a kitchen with stainless steel appliances. The upper level has 3 bedrooms, all with and a 4-piece bath. The finished lower level includes a family, laundry room and half-bath. Step outside to your own private patio, perfect for outdoor dining and relaxation. Your new home awaits!

Built in 1981

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4435881  |
| Price          | \$374,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,404     |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11147 157 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4V1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 41             |
| 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 June 20th, 2025 at 2:47pm MDT