

Courtesy Of Hayden Zaplachinski Of Century 21 Masters

## \$299,999 - 416 11260 153 Avenue, Edmonton

MLS® #E4443001

**\$299,999**

1 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

YOUR chance to own THE premier view! Situated on the top floor, at the heart of the prominent Sierras On The Lake (40+ building), residence #416 beholds a truly unparalleled view of Beaumaris Lake. Enjoy the impressive 13ft vaulted ceilings & endless sunlight from East facing windows awaiting inside. This spacious layout includes a generously sized primary suite equipped with a walk-in closet & full 4pce ensuite, a sizeable open concept den (ideal for an office, hobbies, formal dining/living room, etc), a large kitchen overlooking bright living & dining spaces, plus an additional 3pce bath, convenient laundry room, & private balcony. The newer A/C unit will keep you cool all summer long. TWO titled parking stalls & TWO assigned storage lockers are included. The building itself is meticulously maintained by the owners/board and has every amenity you could ask for; Swimming pool + hot tub, gym, games room, party room, wood shop, car wash, library, & courtyard. Condo fees include water/sewer, power, & heat!

Built in 2002

### Essential Information

MLS® # E4443001

Price \$299,999



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 11260 153 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6E7

### Amenities

Amenities	Air Conditioner, Car Wash, Closet Organizers, Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Social Rooms, Sprinkler Sys-Underground, Storage-Locker Room, Vaulted Ceiling, Workshop, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground
Is Waterfront	Yes
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Water
Fireplace	Yes
Fireplaces	Corner
# of Stories	4

Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$491

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Listing information last updated on June 19th, 2025 at 1:47pm MDT