

## \$444,900 - 430 11260 153 Avenue, Edmonton

MLS® #E4451997

**\$444,900**

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Sierras on the Lake! Backing onto the beautiful Lake Beaumaris and with convenient access to the walking paths, this stunning top-floor corner unit offers over 1200 square feet of comfort and convenience. Featuring 2 bedrooms and 2 bathrooms, this home is exceptionally bright and open with windows on every corner. Enjoy an open-concept layout, central AC, and the convenience of in-suite laundry. You'll love the privacy of being surrounded by trees and the beautiful views of the lake and downtown right from your home. Heated underground parking keeps your vehicle protected year-round and includes extra storage. The building offers an impressive variety of desirable amenities: a car wash, pool, hot tub, sewing room, workshop, social room, games room, library, and guest suites for visitors. Located next to grocery stores, a bus station, medical/dental offices, and the Edmonton Public Library, the location couldn't be better. LOW condo fees include ALL utilities. Adult Living (40+). Don't miss out!

Built in 2003

### Essential Information

MLS® # E4451997

Price \$444,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	430 11260 153 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6E7

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Pool-Indoor, Secured Parking, Social Rooms, Storage-In-Suite, Workshop, See Remarks, Storage Cage
Parking	Heated, Underground
Is Waterfront	Yes
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Lake, No Back Lane, Playground Nearby, Shopping Nearby, View City, View Downtown, View Lake, See Remarks
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 27
Condo Fee	\$665

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Listing information last updated on August 10th, 2025 at 5:47pm MDT