

## \$289,500 - 10609 Beaumaris Road, Edmonton

MLS® #E4435425

**\$289,500**

4 Bedroom, 1.50 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

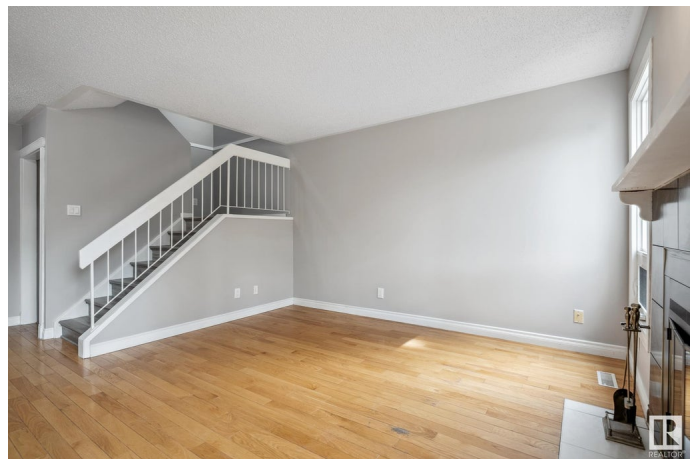
A rare opportunity to own this stunning 2-storey half duplex in the sought-after Woodlake community! Featuring an attached garage and direct backyard access to scenic walking trails leading to the main attraction Beaumaris Lake – Edmonton's largest lake, perfect for hiking and outdoor adventures. This beautiful home offers 4 bedrooms, a spacious main floor living room with beautiful wood fireplace, dining area, and a kitchen with elegant cabinetry and quartz countertops, plus a private, fully fenced backyard. The upstairs primary suite boasts a walk-in closet and a private balcony overlooking the lake, along with a 5-piece main bath and 2 additional bedrooms. The finished basement includes a bedroom and large rec room for added living space. Ideally located within walking distance to Schools, Castle Downs Recreation Centre, Lakeside Landing Shopping Centre, Edmonton Public Library, Sobeys, and the transit center. Don't miss out on this unique home offering both tranquility and convenience!

Built in 1981

### Essential Information

MLS® # E4435425

Price \$289,500



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10609 Beaumaris Road
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5J5

### Amenities

Amenities	Parking-Extra, Parking-Visitor
Parking Spaces	2
Parking	Parking Pad Cement/Paved, Single Garage Attached
Is Waterfront	Yes

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 27
Condo Fee	\$470

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 May 13th, 2025 at 2:17am MDT