

Courtesy Of Sheldon Casavant and Aldo Esposito Of Century 21 Masters

## \$319,000 - 10615 Beaumaris Road, Edmonton

MLS® #E4427837

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,355 sqft  
Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Woodlake in Beaumaris! Rare opportunity to own this beautifully updated 2 storey half-duplex with attached garage and direct views of walking trails and Beaumaris Lake. This home features 3 bedrooms, a main floor den, main floor laundry, and a fully finished basement. The bright and open-concept layout invites you into the oversized living room with gas fireplace, the dining area, and kitchen with stylish cabinets, quartz countertops, and stainless steel appliances. Beyond the patio door, you will find your private and fully fenced backyard. The upstairs features a 5-piece main bath, 2 additional bedrooms, and your primary suite with an incredible walk-in closet and your private balcony overlooking the lake. The basements was recently professionally developed to include a large family room and stylish 4-piece bath. Be close to all the action with easy access to Castle Downs Rec Centre, Northgate Centre, the shops and restaurants along Canadian Forces Trail, and the Anthony Henday. A must see!

Built in 1981

### Essential Information

MLS® # E4427837

Price \$319,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10615 Beaumaris Road
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5J5

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows
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, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, 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

### **School Information**

Elementary	St. Lucy, Bishop Savaryn
Middle	Mary Butterworth
High	O'Leary, M.E LaZerte

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 27
Condo Fee	\$495

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