

## \$200,000 - 25 15710 Beaumaris, Edmonton

MLS® #E4431722

**\$200,000**

2 Bedroom, 1.50 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Location, Location, 2 Storey End Unit townhouse in Beaumaris !! A few steps bring you to beautiful Beaumaris Lake with walking trails, nature & dog-friendly 2.5 km loop.Â This 2 bedroom 2 Bathroom home has a Large living/dining area complete with cozy woodburning fireplace. Patio doors lead to a fully fenced backyard with a cement patio. Bright open kitchen with loads of counter space. A convenient half bath on the main floor. Upstairs you will find a huge master bedroom with a large closet and 4 a piece main bath. Â The second bedroom is very spacious. The main floor has laminate flooring throughout with cozy carpet upstairs and in both bedrooms. The partially finished basement can be easily completed and will provide a lot of additional living space. Comes with an energized/assigned parking stall by the front door. Visitor Parking is very close. This property has great value and as mentioned, PRIME LOCATION !

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431722  |
| Price     | \$200,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 968               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25 15710 Beaumaris |
| Area        | Edmonton           |
| Subdivision | Beaumaris          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5X 5E2            |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door, Mantel   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 27          |
| Condo Fee      | \$313            |

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Listing information last updated on April 30th, 2025 at 8:17am MDT