

# **\$437,000 - 301 11260 153 Avenue, Edmonton**

MLS® #E4457798

**\$437,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to Sierras on the Lake! This RENOVATED 3rd floor corner unit sides/back onto beautiful Lake Beaumaris with direct access to walking paths and over 1,160 sqft. of bright, open living! Featuring 2 SPACIOUS bedrooms & 2 full bathrooms, windows on multiple sides flood the home with natural light. Enjoy central A/C, in-suite laundry, stand-up freezer, and a spacious open-concept layout. Large dining & living room featuring gas fireplace. Renovated kitchen w/ granite countertops & spacious island. Hardwood flooring throughout. Relax w/ lake & park views, surrounded by mature trees for privacy. Heated underground parking w/ storage keeps your vehicle safe year-round. The building boasts incredible amenities: pool, hot tub, car wash, workshop, sewing room, games & social rooms, library & guest suites. Ideally located next to shopping, groceries, transit, medical/dental offices & the Edmonton Public Library. LOW CONDO FEES include all utilities! Adult living (40+). Don't miss this rare lakeside gem!

Built in 2002

## **Essential Information**

MLS® # E4457798

Price \$437,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 11260 153 Avenue |
| Area        | Edmonton             |
| Subdivision | Beaumaris            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 6E7              |

### Amenities

|               |                                                                                                                                                                                                                                                             |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Dance Floor, Deck, Exercise Room, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Workshop, Storage Cage |
| Parking       | Heated, Insulated, Underground                                                                                                                                                                                                                              |
| Is Waterfront | Yes                                                                                                                                                                                                                                                         |
| Has Pool      | Yes                                                                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Insert                                                                                                                          |
| # of Stories      | 4                                                                                                                               |
| Stories           | 1                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks

Roof                              Clay Tile

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 15th, 2025

Zoning                        Zone 27

Condo Fee                 \$623

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 September 15th, 2025 at 6:32pm MDT