

# \$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 | 9                |
| Zoning         | Zone 27          |
| Condo Fee      | \$495            |

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Listing information last updated on April 4th, 2025 at 10:32pm MDT