

## \$354,900 - 11147 157 Avenue, Edmonton

MLS® #E4446372

**\$354,900**

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

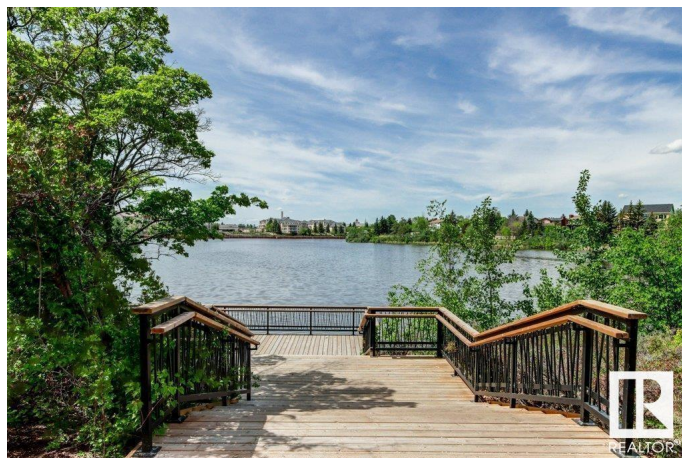
**WOW, HALF DUPLEX-NO CONDO FEE!!**

Welcome to the best part of Beaumaris! It's a short walk to that gorgeous Lake! This mature community is surrounded by parks, playgrounds, & all local amenities nearby. Great starter home or investment property! 4 Level half duplex with single attached garage and NO CONDO FEE. This charming 4-level split half-duplex offering over 1400 sq. ft. of total living space. It features 3 bedrooms, 2.5 baths, and a kitchen with stainless steel appliances. The upper level has 3 bedrooms, all with and a 4-piece bath. The finished lower level includes a family, laundry room and half-bath. Step outside to your own private patio, perfect for outdoor dining and relaxation. Your new home awaits!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446372  |
| Price          | \$354,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,404     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1981          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11147 157 Avenue |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4V1          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 27        |

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Listing information last updated on July 8th, 2025 at 7:02am MDT