

\$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

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