

\$425,000 - 10315 154 Avenue, Edmonton

MLS® #E4462528

\$425,000

4 Bedroom, 4.00 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome to this well maintained, original-owner custom home, built in 1986 and full of warmth, pride, and so much potential! Offering over 2,500 sq ft of finished living space across a versatile 4-level split layout, this home provides room to live, grow, and entertain. The inviting vaulted-ceiling living room features triple-pane front windows (approx. 2018). With 4 spacious bedrooms and 4 FULL bathrooms, there's comfort and convenience for the whole family. Bright sunny kitchen faces deck and overlooks the south facing yard with huge garden! A cozy family room is perfect for relaxing evenings, while the expansive bsmt rec room offers endless possibilities for hobbies, games, or gatherings. Shingles replaced approx 2018 adds peace of mind and value. Located in a fantastic, family-friendly neighbourhood, steps from Beaumaris Lake, walking trails, Peggy Holmes Park, and Beaumaris Park with sports fields. Plus close to a plethora of shopping and everyday amenities. A true gem waiting for its next chapter!

Built in 1986

Essential Information

MLS® # E4462528

Price \$425,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,325
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	10315 154 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5R1

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	8
Zoning	Zone 27

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 October 25th, 2025 at 8:02pm MDT