

\$475,000 - 9807 154 Avenue, Edmonton

MLS® #E4464317

\$475,000

5 Bedroom, 3.00 Bathroom, 2,745 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Unbelievable value and location in this 2744 sq. ft. two-storey in Beaumaris! This spacious home features 5 bedrooms total, including a convenient main floor bedroom—perfect for guests or multi-generational living—and an oversized primary suite that easily accommodates a king-sized bed and more. The main floor also offers a cozy family room with a fireplace, a large kitchen that flows seamlessly into the family area for effortless entertaining, and a formal dining room that connects beautifully to the living room. The heated double attached garage includes stairs leading to a separate basement entrance, ideal for creating a private suite or guest space. The large undeveloped basement offers endless possibilities—extra bedrooms, a rec room, or a home theatre. Outside, you’ll find a large yard with plenty of room for play, gardening, or outdoor gatherings. Located steps from Beaumaris Lake, you’ll enjoy its scenic walking trails, nearby schools, shopping, public transportation, and the Castledowns YMCA.

Built in 1987

Essential Information

MLS® # E4464317

Price \$475,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,745
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9807 154 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5R2

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lorelei School
Middle	Mary Butterworth School
High	Queen Elizabeth

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
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 November 3rd, 2025 at 9:17am MST