

## \$475,000 - 9807 154 Avenue, Edmonton

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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 | 4                  |
| Zoning         | Zone 27            |

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