

## \$300,000 - 10940 Beaumaris Road, Edmonton

MLS® #E4454050

**\$300,000**

3 Bedroom, 1.50 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Lorelei, Edmonton, AB

Come and check out this practical awesome half duplex in Lorelei close to Beaumaris Lake! This very well kept, pride of ownership home has three bedrooms two bathrooms, finished basement and single attached garage. The condo fees are reasonable and the location is excellent in a culda sac!! The neutral paint, beautiful floors and large kitchen with adjoining massive dining room lead to a semi-private good size backyard. The kitchen has a farmhouse sink stainless steel appliances and an abundance of natural light. On the upper level where you live on the primary bedroom which is a very good size and two other bedrooms that can easily accommodate children's furniture and belongings. The basement is ideal for storage with large storage room and an extra Flex space for workout equipment a home office or second family room. This home is ideal for a family, students, or anyone who enjoys a simple life with low maintenance fees.

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454050  |
| Price     | \$300,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,156             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10940 Beaumaris Road |
| Area        | Edmonton             |
| Subdivision | Lorelei              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 1Z6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 3                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Finished                                                                                   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco                          |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 27           |
| Condo Fee      | \$397             |

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Listing information last updated on September 8th, 2025 at 1:32am MDT