

# **\$521,916 - 10316 156 Avenue, Edmonton**

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MLS® #E4449383

**\$521,916**

4 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

First time for sale in a quiet cul-de-sac in Beaumaris! 2+2 bedroom, 2.5 bath is maintained, updated and is move in ready. As a raised bungalow with a vaulted ceiling both levels are belted with loads of light. Some of the windows have European roll shutters for shade and privacy. The kitchen was re modeled in the last 4 years to add cupboard space, increase the dining area and include the standalone island and granite countertop as a great separation/service location. Parking is ample with a 22'x22' garage that can fit a truck + SUV, the raised roof has plenty of un tapped storage above. The primary is huge and built to accommodate a California King bed, 5 PC en-suite and powder area. In the very bright/clean basement, there are 2 generous bedrooms, wet bar/ 220 plug, massive recreation room inviting oversized windows. Outdoors, you can sit in the shade on the 12x22 deck with covered BBQ or watch the grapes grow on the trellis siding the sun exposed patio. This home has A/C and new roof in 2021.



Built in 2000

## **Essential Information**

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Price \$521,916

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	10316 156 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6B4

### Amenities

Amenities	Exterior Walls- 2"x6", Fire P Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior



Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Tree, Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	5
Zoning	Zone 27



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