

## \$524,900 - 9915 154 Avenue, Edmonton

MLS® #E4447657

**\$524,900**

4 Bedroom, 3.50 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Gorgeous home with gleaming hardwood floors in Beaumaris . This home offers over 2,000 sqft of living space. .The main level features an inviting living room with vaulted ceilings, a formal dining area, a well-appointed kitchen with an eating nook. The family room boasts a cozy wood-burning fireplace and a bay window, creating a warm and inviting atmosphere. The main floor includes a bedroom and powder room. The kitchen is equipped with oak cabinets, a skylight, and granite countertops, .The upper floor has a generous master suite with a walk-in closet, a second wood-burning fireplace, and ensuite bathroom with a soaker tub and shower. 2 additional spacious bdrms and 4 pcs bathroom. The fully finished basement offers a spacious recreation room, additional bathroom, laundry area, cold room, and a wine cellar. The huge backyard has a cedar deck, and tiered garden beds. The garage is fully finished & oversized. This gorgeous home is within mnts to schools, parks and shopping

Built in 1986

### Essential Information

MLS® # E4447657

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,060                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9915 154 Avenue |
| Area        | Edmonton        |
| Subdivision | Beaumaris       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 5R2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 113             |
| Zoning         | Zone 27         |

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Listing information last updated on November 4th, 2025 at 11:47am MST