

Courtesy Of Jarett C Johnson and Kyle Duff Of Realty Focus

## **\$539,900 - 9823 156 Avenue, Edmonton**

MLS® #E4424206

**\$539,900**

4 Bedroom, 3.50 Bathroom, 2,054 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Welcome Home! Attention Families. Large 4 bedroom up Home in Beautiful Beaumaris. Close to Parks, Lake, Schools, Shopping, and Easy Access to All of Edmonton. Heated Double attached Garage. Fully Finished Basement. Large Sunny Sough Facing Back Yard. Top Floor Laundry. 2054 Sq Ft and so much more. Main floor has large entrance way leading to open concept living room into dining area. Overlooks large updated kitchen with all appliances and tons of south facing windows for natural light. Kitchen has tons of cabinet storage and counter tops. Leads to rear deck and mature fully fenced yard with large shed. Main floor flex space office area. Half bathroom and mud room leads to garage. Top floor has 4 large bedrooms and 2 full bathroom. Oversized master bedroom with ensuite bathroom. Finished basement with huge rec room, den/flex/or storage space, full bathroom with sauna. UPDATES INCLUDE: ELECTRICAL PANEL, PLUMBING, FURNACE X 2, WINDOWS, FLOORING, KITCHEN, HOT WATER TANK BASEMENT, SHINGLES, AND MORE!

Built in 1978

### **Essential Information**

MLS® #                    E4424206

Price                        \$539,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9823 156 Avenue
Area	Edmonton
Subdivision	Beaumaris
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4G7

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
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Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	30
Zoning	Zone 27

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Listing information last updated on April 5th, 2025 at 3:47am MDT