

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

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 | 3                  |
| Zoning         | Zone 27            |

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