

## \$173,900 - 312 15503 106 Street, Edmonton

MLS® #E4452455

**\$173,900**

2 Bedroom, 1.00 Bathroom, 987 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

LOCATED IN THE DESIRABLE COMMUNITY OF BEAUMARIS OVER LOOKING THE LAKE sits this 2 bedroom end unit. Relax and enjoy the sunsets on the lake from your private balcony or in the warmth of this suite. Located in an 18+ building, this 2 bedroom, 1 bathroom unit, features an upgraded kitchen, boasting a sleek and modern design with stainless steel appliances, elegant countertops, and ample storage space. Experience the captivating views of Beaumaris Lake from your spacious dinning room, living room & master bedroom. the secondary bedroom/office overlooks the park making for a peaceful retreat. The large balcony & storage room with insuite laundry completes this unit. Condo fees cover, 1 energized parking stall, heat, water ,visitor parking & cable TV As an added bonus, the building offers residents a fully equiped party room with kitchen, a games room, an exercise room, sauna, & seperate his and hers washrooms rooms with showers.

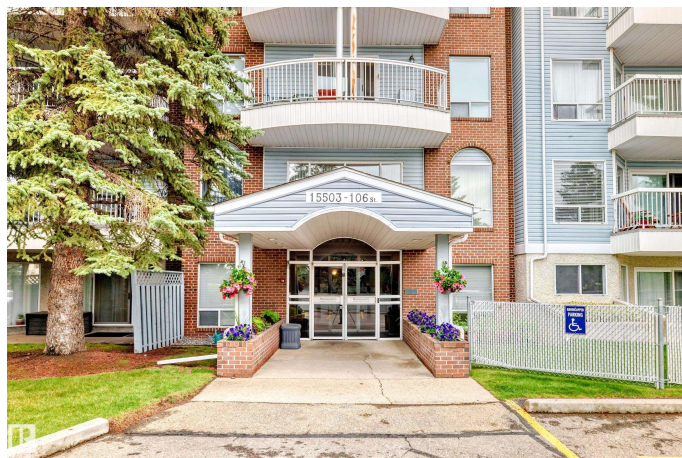
Built in 1990

### Essential Information

MLS® # E4452455

Price \$173,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 987                    |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 312 15503 106 Street |
| Area        | Edmonton             |
| Subdivision | Beaumaris            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5W7              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Exercise Room, Party Room, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 4  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 27           |
| Condo Fee      | \$645             |

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Listing information last updated on August 12th, 2025 at 8:02pm MDT