



**Edmonton** **Beumaris LP: \$445,000**  
 #326 11260 153 AV NW T5X 6E7 SP: M

**Listing ID #** E4486808 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment **Sold Date**  
**Year Built** 2003 **Bedrooms Above** 2  
**Full Baths** 2 **Bedrooms Total** 2  
**Half Baths** 0 **Basement** None  
**Total Baths** 2.0 **Basement Dev** No Basement  
**Tot Flr AG SqFt** 1,303.74 **Tot Flr AG SqM** 121.12

LAKE VIEWS! Meticulously maintained 2 bedrooms, PLUS DEN boasting over 1,300 sqft in sought after Sierras on the Lake(40+). Unit features 9ft ceilings, expansive windows & open concept layout. Private foyer is separate from living space. This functional layout flows into your spacious dining rm, which is open to your living rm & kitchen. Kitchen features: updated white cabinets, white appliances, moveable island & corner pantry. Living rm with a gas f/p has access to your patio & Lake views. Both bedrooms have lake views. The primary suite is large enough for a king size bed, has 3-piece ensuite & walk-in closet. Your Den, 4-piece bath & laundry room tucked in the back. A/C. INSUITE LAUNDRY (full size). Unit & parking stall conveniently located STEPS from the elevator. TITLED underground parking stall & enclosed STORAGE UNIT. Building amenities: car wash, pool, hot tub, sewing room, workshop, social/games room, library, & guest suites. Condo Fee include HEAT, WATER & ELECTRICITY. Pet free complex

**Directions**

Living Room	4.43x3.97	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.19x4.03	M	Bedroom 4			1	4	M	No	Main		
Kitchen	4.04x3.79	M	Laundry Room	1.89x1.65	M	2	3	M	Yes	Upper		
Family Room						3				Above Grd		
Den	2.79x2.42	M				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	5.19x3.99	M				6				Tot Flr AG	121.12	1,303.74
Bedroom 2	4.61x3.67	M				7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Baseboard, Hot Water  
**Foundation** Concrete  
**Roof Type** Clay Tile  
**Exterior** Brick, Stucco  
**Flooring** Carpet, Laminate Flooring  
**Features** Air Conditioner, Car Wash, Ceiling 9 ft., Intercom, No Animal Home, Parking-Visitor, Pool-Indoor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, See Remarks, Storage Cage, Natural Gas BBQ Hookup

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** West  
**Lot Size SqM** 102.71 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$3,290.12 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Mantel  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Backs Onto Lake, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

**Parking** Heated, Underground

**Road Access** Paved

**Park Encl/Tot** 1 / 1 **Garage Dim**

<b>Condo Name</b>	Sierras On The Lake	<b>Floor Location</b>	Other	<b>Floor#</b>	3
<b>Condo Fee</b>	\$706.05	<b>#Floors in Build</b>	4	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Electricity, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	40
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Titled		
		<b>Unit Exposure</b>	E		