

## \$480,000 - 10735 Beaumaris Road, Edmonton

MLS® #E4464680

**\$480,000**

4 Bedroom, 3.00 Bathroom, 1,418 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

Located in Beautiful Beaumaris, directly across from parks and schools, this upgraded 4 level split home is what you've been waiting for! Front attached garage, 4 bedrooms, 3 baths, fresh paint, vaulted ceilings, new light fixtures, LVP flooring, new HWT & more. The kitchen has ample cabinetry and large windows for lots of natural light. Upstairs has 3 bedrooms, with the primary having an ensuite & walk in closet. Downstairs has a lovely Family room with gas fireplace; alongside a 4th Bedroom & 3 pc ensuite. The fully finished basement has another huge Rec/Family/Storage Room, loads of potential and versatility. Property Sold "As Is/Where Is". All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed."

Built in 1987

### Essential Information

MLS® # E4464680

Price \$480,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,418                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 10735 Beaumaris Road |
| Area        | Edmonton             |
| Subdivision | Beaumaris            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5P1              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Cedar Shakes       |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed November 4th, 2025

Days on Market 9

Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 13th, 2025 at 5:02pm MST