

## \$494,000 - 10904 165 Avenue, Edmonton

MLS® #E4430832

**\$494,000**

4 Bedroom, 3.00 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to this exquisite bungalow with stunning curb appeal, meticulously maintained with over 2400 sq. ft. of developed living space in sought after Beaumaris Lake community. As you enter, you will notice all the abundance of natural light from the oversized windows. The main floor has a huge sitting room leading into a sunken living room with gas fireplace and dining areas all bathed in natural light, The gourmet kitchen is a chef's dream, featuring custom cabinetry, all designed with both functionality and style in mind. This bungalow offers 4 generously sized bedrooms. The primary suite is complete with a 3 piece ensuite bathroom. The property has a newer roof & hot water tank. Fruit trees for yard lovers... apple, plum, cherry, raspberries, strawberries. RV parking. Private door into the basement with potential for in-law suite Also roughed-in wood burning fireplace in the lower level. This has convenient access to nearby parks, shopping, dining, schools and recreational facilities.

Built in 1976

### Essential Information

MLS® # E4430832

Price \$494,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,656                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10904 165 Avenue |
| Area        | Edmonton         |
| Subdivision | Lorelei          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2S4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Lorelei School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 14th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 27 |
|--------|---------|

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Listing information last updated on April 22nd, 2025 at 5:02am MDT