

## **\$679,900 - 15756 106 Street, Edmonton**

MLS® #E4440437

**\$679,900**

5 Bedroom, 3.50 Bathroom, 2,879 sqft

Single Family on 0.00 Acres

Beaumaris, Edmonton, AB

WELCOME TO PARADISE! Live in your lake retreat w/o leaving the city! Nestled in family-friendly community of Beaumaris just steps away from BEAUMARIS LAKE, largest lake in Edmonton with over 2.5 km of trails and park. This meticulously maintained home offers a perfect blend of both comfort & convenience. Home boasts 5 BEDs, 3.5 BATHs, over 2800+ sq.ft of A.G Space, MASSIVE PIE LOT 13,287 sq.ft., FINISHED BASEMENT, DOUBLE ATTACHED OVERSIZED GARAGE with 2 WINDOWS and is situated on a quiet CUL DE SAC. Main floor features OPEN-TO-BELOW entrance showcasing SPIRAL STAIRCASE & VAULTED CEILINGS, LARGE living & family room, HUGE KITCHEN with stainless steel appliances, formal dining, bedroom, half bath & laundry room. Upstairs you will find 3 GENEROUSLY SIZED bedrooms incl PRIMARY with 5-pc ENSUITE, WALK-IN-CLOSET & a BALCONY; and another 4-pc Bath finishes this level. OVER \$35,000 in recent upgrades: FURNACE 2022, HOT WATER TANK 2023, ROOF 2011, DECK 2024, DRIVEWAY 2021, EAVESTROUGHS 2020, Basement CARPETS 2021.

Built in 1985

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4440437               |
| Price          | \$679,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,879                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15756 106 Street |
| Area        | Edmonton         |
| Subdivision | Beaumaris        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5B5          |

### Amenities

|               |   |
|---------------|---|
| Amenities     | On Street Parking, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 76             |
| Zoning         | Zone 27        |

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Listing information last updated on August 20th, 2025 at 2:47am MDT