

## **\$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	14
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 April 28th, 2025 at 11:17am MDT