

## \$199,900 - 312 15499 Castle Downs Road, Edmonton

MLS® #E4457316

**\$199,900**

1 Bedroom, 2.00 Bathroom, 1,189 sqft

Condo / Townhouse on 0.00 Acres

Beaumaris, Edmonton, AB

Lakefront 18+ Living at Beaumaris on the Lake! Savour breathtaking courtyard, gazebo, and lake views from the large south-facing balcony of this spacious 1-bedroom plus den, 2 bath condo. The bright, open layout showcases stunning vistas from the living room, dining area, and kitchen. The generous primary suite features a 3 piece ensuite with a private vanity and enclosed shower. A versatile den provides the perfect space for a home office or guest room, while the main 4-piece bath includes a relaxing jetted tub. Recent updates include fresh paint, Hunter Douglas blinds, a new stove, and central A/C. Enjoy ample in suite storage and laundry, plus premium building amenities: indoor pool and hot tub, fitness room, large social room with kitchen, and a two-level guest suite for visitors. Just steps from restaurants, transit, the library, and grocery shopping, this well-maintained complex offers the carefree adult lifestyle you've been dreaming of complete with serene lake views.

Built in 1992

### Essential Information

MLS® # E4457316

Price \$199,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,189                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 312 15499 Castle Downs Road |
| Area        | Edmonton                    |
| Subdivision | Beaumaris                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5X 5Y3                     |

### Amenities

|           |                                                                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Gazebo, Guest Suite, Hot Tub, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Security Door, Social Rooms, Storage-In-Suite |
| Parking   | Stall                                                                                                                                                                                                      |
| Has Pool  | Yes                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                                                                              |
| # of Stories      | 4                                                                                                                                             |
| Stories           | 1                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Lake Access Property, Picnic Area, Public Transportation, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$625                |

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Listing information last updated on November 4th, 2025 at 6:02am MST