

## \$435,000 - 10505 154 Street, Edmonton

MLS® #E4445875

**\$435,000**

5 Bedroom, 2.00 Bathroom, 859 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Investment alert! This fully renovated 5-bedroom home features a legal 3-bedroom basement suite with a separate entrance, offering the perfect opportunity for rental income or extended family living. Both the main level and basement have been beautifully renovated with brand new windows, furnace with 10 years warranty and brand new appliances in each unit. Located on a quiet street across from green space, this property combines peaceful surroundings with unbeatable convenience. just minutes from shopping, West Edmonton Mall, and Costco. A truly turnkey investment in one of Edmonton's most desirable areas.

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4445875               |
| Price          | \$435,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 859                    |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10505 154 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 2J1          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                     |
| Stories      | 2                                                                                             |
| Has Suite    | Yes                                                                                           |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Finished                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 21        |

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