

## \$319,000 - 10336 154 Street, Edmonton

MLS® #E4461045

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Once in a while, a fantastic opportunity like this comes along! This beautifully updated Bi-Level half duplex in Canora offers incredible value and convenience. Featuring a newer vinyl exterior, fresh paint, and a modern interior, this home shines inside and out. The renovated kitchen boasts granite countertops, and the bathrooms have been stylishly upgraded. Enjoy a spacious living room with a cozy wood-burning fireplace. With 3 bedrooms, 2 full baths, and a large partially finished basement with a separate entrance, there's great potential to develop it into a secondary suite or create additional living space. The fenced backyard has room for a future garage with alley access. Ideally located near the future LRT station yet tucked away in a quiet, mature neighborhood close to 149 Street's best restaurants, schools, and amenities. Easy access to Downtown, West Edmonton Mall, Whitemud Drive, and Anthony Henday makes this a smart investment and a perfect first home.

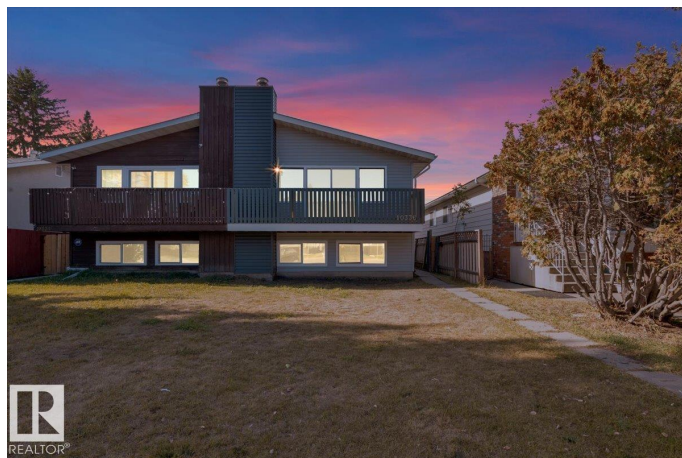
Built in 1978

### Essential Information

MLS® # E4461045

Price \$319,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	10336 154 Street
Area	Edmonton
Subdivision	Canora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2H6

### **Amenities**

Amenities	Deck
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner, Mantel
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Brightview  
Middle                              Britannia  
High                                 Ross Sheppard

**Additional Information**

Date Listed                      October 6th, 2025  
Days on Market                1  
Zoning                              Zone 21

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