

## \$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.

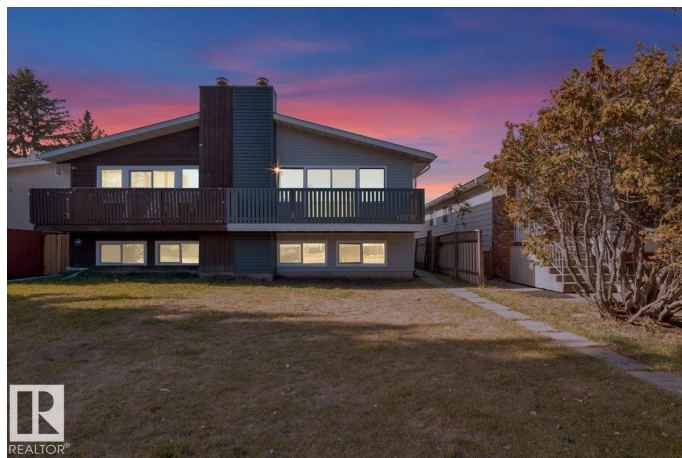
Built in 1978

### 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        10  
Zoning                      Zone 21

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