

## **\$814,900 - 10633 152 Street, Edmonton**

MLS® #E4443905

**\$814,900**

9 Bedroom, 6.00 Bathroom, 2,050 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

**6 UNIT BUILDING, INCREDIBLE INVESTMENT OPPORTUNITY** in Edmonton's CANORA NEIGHBOURHOOD! This fully developed property features 6 SELF-CONTAINED UNITS—ideal for generating consistent rental income. The TWO UPPER UNITS each offer 3 BEDROOMS, a full KITCHEN, LIVING AND DINING AREAS, IN-SUITE LAUNDRY, and a 4-PIECE BATHROOM. The LOWER LEVEL includes THREE 1-BEDROOM SUITES and ONE BACHELOR UNIT, all with their own KITCHENS and FULL BATHROOMS. A shared COIN-OPERATED LAUNDRY is available for basement tenants. Outside, you'll find an OVERSIZED DOUBLE GARAGE, 6 STORAGE UNITS, and ample parking. Located on a QUIET, TREE-LINED STREET close to schools, shopping, and transit, this property is perfect for investors seeking strong cash flow and long-term value. Goods included: 6 REFRIGERATORS, 6 ELECTRIC STOVES, 1 DISHWASHER, 3 WASHERS, and 3 DRYERS.

Built in 1973

### **Essential Information**

MLS® # E4443905

Price \$814,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 9                   |
| Bathrooms      | 6.00                |
| Full Baths     | 6                   |
| Square Footage | 2,050               |
| Acres          | 0.00                |
| Year Built     | 1973                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10633 152 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1Z1          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Exterior Walls- 2"x6", Front Porch |
| Parking Spaces | 8   |
| Parking        | Double Garage Detached, Insulated, Over Sized       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Hot Water, Natural Gas  |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Partially Fenced |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 21         |

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Listing information last updated on August 25th, 2025 at 11:17pm MDT