

## \$650,000 - 10417 10419 154 Street, Edmonton

MLS® #E4462908

**\$650,000**

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

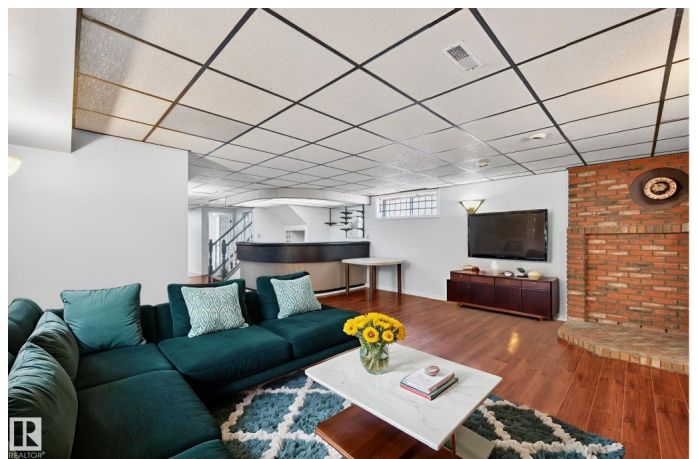
Canora, Edmonton, AB

Excellent investment opportunity in the mature community of Canora! This full bungalow-style duplex offers incredible potential with both units featuring spacious layouts and separate basements that could be developed into additional suites (basement bedrooms currently lack legal egress). One side offers 3 bedrooms, while the other has 2, with the back bedrooms combined to create a large primary that can easily be converted back. Options abound: develop and rent all 4 suites for maximum income, live in one side and rent the other to offset your mortgage, or create an ideal setup for multigenerational living that offers plenty of privacy and space for everyone. Situated on a quiet street close to schools, parks, shopping, and public transit, this well-located property provides versatility and long-term value for investors or homeowners seeking flexibility. Pictures Virtually Staged.

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462908  |
| Price      | \$650,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                     |
|----------------|---------------------|
| Square Footage | 2,047               |
| Acres          | 0.00                |
| Year Built     | 1977                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10417 10419 154 Street |
| Area        | Edmonton               |
| Subdivision | Canora                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5P 2H9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Metal |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 12                 |

## Zoning

## Zone 21

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Listing information last updated on November 2nd, 2025 at 10:47am MST