

## \$549,000 - 10436 154 Street, Edmonton

MLS® #E4454198

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

INVESTOR ALERT! \*\*Neighbouring half at 10438 154 St is also for sale—buy one or buy both for a 4-unit cash flowing portfolio!\*\* Built in 2019, this STUNNING 5-bedroom, 3-bathroom half duplex comes complete with a legal 2-bedroom BASEMENT SUITE. Both units feature BRIGHT, open-concept layouts, and are beautifully highlighted with modern finishes including vinyl plank flooring, quartz countertops, and stainless steel appliances. The functional floor plans include in-suite laundry, generously sized bedrooms, and plenty of storage. Both suites are FULLY TENANTED, making this a true turn-key investment, with cash flow from day one. Outside, enjoy a DOUBLE DETACHED GARAGE, and a large shared yard. Located in West Edmonton's desirable Canora community, this fantastic property is just minutes from the LRT, shopping, schools, and parks. Don't miss out on this rare opportunity to lock in steady income in a PRIME rental location!

Built in 2019

### Essential Information

MLS® # E4454198

Price \$549,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,040         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10436 154 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 2H8          |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, Secured Parking, Storage-In-Suite, Walkout Basement, HRV System |
| Parking   | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, Rear Drive Access                                                                               |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Concrete, Vinyl                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |

Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

|              |                       |
|--------------|-----------------------|
| Roof         | Asphalt Shingles      |
| Construction | Wood, Concrete, Vinyl |
| Foundation   | Concrete Perimeter    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 21           |

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Listing information last updated on August 24th, 2025 at 5:17pm MDT