

## \$849,900 - 10119 155 Street, Edmonton

MLS® #E4428384

**\$849,900**

10 Bedroom, 6.00 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Corner Lot 4 Units (12 beds, 6 baths) for Superb investment opportunity. Side-by-side Duplex 2 up & 2 down! FOUR UNITS IN TOTAL! Each Upper unit has 3 Bedrooms, 2 Full Bath, kitchen, and laundry. Lower unit also has 3 Bedrooms, 1 bath, kitchen, and laundry. Upgrades: Both lower units new floor, painting, kitchen, bathroom, newer High-efficiency Furnaces, newer Tankless water tanks, newer electrical panels. Rents: The Upper units: \$1750/m(including utilities) & \$1750/m (including utilities); Lower units \$1625/m (including utilities) & \$1300/m (plus tenant paying electricity). Fenced and landscaped. Big parking pad is at the back. Zoning RM16 great redevelopment potential. Sitting on a 50' x 150' corner lot situated in west-end great location walking distance to Valley West LRT line.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428384  |
| Price          | \$849,900 |
| Bedrooms       | 10        |
| Bathrooms      | 6.00      |
| Full Baths     | 6         |
| Square Footage | 2,451     |
| Acres          | 0.00      |



|            |                     |
|------------|---------------------|
| Year Built | 1991                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Bi-Level            |
| Status     | Active              |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10119 155 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 2L6          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Front/Rear Drive Access, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 20              |

## Zoning

## Zone 21

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Listing information last updated on April 21st, 2025 at 2:17am MDT