

\$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 Suite	Yes
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 25

Zoning Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 26th, 2025 at 7:47pm MDT