

## \$549,000 - 10438 154 Street, Edmonton

MLS® #E4454199

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,038 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

INVESTOR ALERT! \*\*Neighbouring half at 10436 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® # E4454199

Price \$549,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,038         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10438 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 | 15                |
| Zoning         | Zone 21           |

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Listing information last updated on September 6th, 2025 at 8:17am MDT