

## \$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	19

## Zoning

## Zone 21

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Listing information last updated on April 20th, 2025 at 2:17pm MDT