

## \$500,000 - 10326 154 Street, Edmonton

MLS® #E4448303

**\$500,000**

4 Bedroom, 2.00 Bathroom, 985 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

EXCEPTIONAL BI-LEVEL on 50 X 148 lot! This unique home in desirable Canora with SEPARATE ENTRANCE is immaculate! Impeccably maintained, the home offers 4 bedrooms, 2 baths, triple pane windows, 2 furnaces, newer HWT, hardwood flooring, updated railings, sewer line (2024), roof, concrete & SOLAR PANELS—energy savings included. The bright living room with bay window flows into a formal dining area. Enjoy a spacious country kitchen with quality stainless steel appliances, ample counterspace, and a large primary suite. The developed basement feels open and airy with high ceilings and large windows, plus a family room, 2 more bedrooms, full bath, and laundry. Step outside to a beautifully landscaped, private backyard oasis featuring garden beds, mature shrubs, apple tree, fruit bushes, paving stones, and a huge covered deck with storage underneath. Thoughtfully equipped with extra electrical outlets, 4 hose bibs & detached garage with metal roof. Prime location close to parks, schools, and transit! IMPRESSIVE!

Built in 1966

### Essential Information

MLS® # E4448303

Price \$500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 985                    |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10326 154 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 2H6          |

### **Amenities**

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Patio, See Remarks, Solar Equipment |
| Parking   | Double Garage Detached                                     |

### **Interior**

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 2                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 65

Zoning Zone 21

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