

## **\$425,000 - #1 10223 155 Street, Edmonton**

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MLS® #E4451959

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Welcome to your beautiful half duplex in the charming Canora community! Step inside to a spacious foyer with 9 ft ceilings, warm color tones, hardwood, and ceramic tile. The main floor features a versatile flex room, a dedicated laundry area, and an open-concept kitchen that flows into the dining and family rooms—perfect for entertaining. The kitchen boasts custom cabinets, granite countertops, a stylish tile backsplash, and stainless steel appliances. Upstairs, you'll find three generously sized bedrooms, including a large master suite with a walk-in closet and private 3-piece ensuite. With a total of 2.5 baths, there's plenty of space for everyone. Enjoy the expansive yard, ideal for outdoor gatherings, and a double detached garage for added convenience. This prime location offers easy access to amenities, schools, and public transportation. Just minutes to downtown. Plus, the basement has a separate entrance and is fully finished with an additional bedroom, bathroom, living room and added storage!

Built in 2012

### **Essential Information**

MLS® # E4451959

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | #1 10223 155 Street |
| Area        | Edmonton            |
| Subdivision | Canora              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2L8             |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Tile Surround                                                                                       |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Partially Finished                                                                            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, |

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Brightview School          |
| Middle     | Holy Cross School          |
| High       | St. Francis Xavier High Sc |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 21          |

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Listing information last updated on August 12th, 2025 at 7:48am MDT