

## **\$399,900 - 10227 152 Street, Edmonton**

MLS® #E4452079

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

**IMMEDIATE POSSESSION!** This **CUSTOM-BUILT** 1420 sq ft 2-storey **HALF DUPLEX** blends style, space, and unbeatable value. The bright, open-concept main floor offers a full kitchen, generous dining area, a spacious living room, half bath and **MAIN FLOOR LAUNDRY**—ideal for everyday living & entertaining. Step outside to enjoy maintenance-free **COMPOSITE DECKING** on both the front veranda and rear deck. Upstairs features a spacious primary suite with a **WALK-IN CLOSET & 3-PC ENSUITE**, plus two more large bdrms & full bath. The **FULLY FENCED, LARGE YARD** is perfect for kids, pets, or backyard fun, while the **INSULATED DOUBLE GARAGE** provides secure parking and extra storage. Enjoy huge cost savings with the **HIGH EFFICIENCY FURNACE & HWT!** All this on a quiet **TREE LINED STREET** in a **PRIME LOCATION** in Canora—just a 5-minute walk to schools, parks, playgrounds, and close to the future **WEST LRT LINE**. Whether you're a first-time buyer, growing family, or investor, this move-in ready home offers lasting value in a great neighborhood.

Built in 2012

### **Essential Information**

MLS® #

E4452079



|                |               |
|----------------|---------------|
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,420         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10227 152 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1Y3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |               |
|------------|---------------|
| Elementary | Brightview    |
| Middle     | Britannia     |
| High       | Ross Sheppard |

### Additional Information

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

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