

\$350,000 - 10617 151 Street, Edmonton

MLS® #E4452689

\$350,000

3 Bedroom, 1.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Welcome to this well-maintained half duplex in the desirable community of Canora, offering comfort and functionality. The main floor boasts a bright living room filled with natural light, a dining area, a functional kitchen with plenty of cabinetry, and a convenient powder room. Upstairs, youâ€™ll find the primary bedroom with a walk-in closet, two comfortable guest bedrooms, and a 4-piece bathroom. The lower level offers a generous rec roomâ€”ideal for movie nights, a home gym, or hobby space. Over the years, the home has received numerous upgrades, including a newer garage door, roof shingles, updated toilets, upgraded windows, a high-efficiency furnace, and an on-demand hot water system. Flooring has been refreshed with floating floors upstairs, carpet in the rec room and on the stairs, and updated lino in the laundry area. Outside, enjoy a 12â€™ x 12â€™ deck for relaxing or entertaining, a replaced front yard fence, a detached garage, and a prime location close to schools, parks, shopping and public transit.

Built in 1978

Essential Information

MLS® # E4452689

Price \$350,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10617 151 Street
Area	Edmonton
Subdivision	Canora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1V4

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 13th, 2025
Days on Market 5
Zoning Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 18th, 2025 at 1:02am MDT