

## \$400,000 - 10226 152 Street, Edmonton

MLS® #E4463222

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,141 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Charming 2-storey half duplex with detached double garage (20x20) in Canora. This 1,140 sqft (plus full basement) home features upgrades throughout including new appliances, phantom screen door, freshly painted walls, newer above grade triple panel windows (2022) and new shingles. On the main level: spacious living room with large east-facing windows, kitchen and dining area with tile flooring & modern lighting and a 2-piece powder room. Upstairs: 3 generous-sized bedrooms and a 4-piece bathroom. The partially finished basement boasts plenty of space for a family room, storage or hobby room as well as laundry room. Outside: a large, partially fenced yard with patio, storage shed and pathway to the garage with back alley access. Located on a quiet treed street near all amenities as well as walking trails and MacKinnon Ravine. Easy access to Stony Plain Road for commuting. No condo fees! Other half of duplex is also for sale through different agent MLS E4456467

Built in 1990

### Essential Information

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Price \$400,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,141         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10226 152 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1Y2          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached                                            |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Garage Opener, 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 23rd, 2025

Days on Market                9

Zoning                            Zone 21

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