

\$630,000 - 10417 10419 154 Street, Edmonton

MLS® #E4462908

\$630,000

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Excellent investment opportunity in the mature community of Canora! This full bungalow-style duplex offers incredible potential with both units featuring spacious layouts and separate basements that could be developed into additional suites (basement bedrooms currently lack legal egress). One side offers 3 bedrooms, while the other has 2, with the back bedrooms combined to create a large primary that can easily be converted back. Options abound: develop and rent all 4 suites for maximum income, live in one side and rent the other to offset your mortgage, or create an ideal setup for multigenerational living that offers plenty of privacy and space for everyone. Situated on a quiet street close to schools, parks, shopping, and public transit, this well-located property provides versatility and long-term value for investors or homeowners seeking flexibility. Pictures Virtually Staged.

Built in 1977

Essential Information

MLS® #	E4462908
Price	\$630,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	2,047
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	10417 10419 154 Street
Area	Edmonton
Subdivision	Canora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2H9

Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 21st, 2025
Days on Market	29

Zoning

Zone 21

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Listing information last updated on November 19th, 2025 at 2:18pm MST