

## **\$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	2
Zoning	Zone 21

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