

\$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	8
Zoning	Zone 21

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