

## \$399,900 - 10622 150 Street, Edmonton

MLS® #E4435003

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Located in the mature and convenient Canora neighborhood of Edmonton, this 4 bedroom, 3 bathroom home offers excellent potential for investors or those looking to personalize a space. Featuring alley access to a double attached garage – with one side stretching an impressive 47 feet in a tandem configuration – there's drive-through access and plenty of room for a workshop, toys, or extra parking. Inside, you'll find a functional main kitchen and a second kitchen in the basement, making it ideal for extended family, guests, or future suite potential. With spacious living areas and a versatile layout, this home is ready for your updates or to start generating income right away. Great location close to schools, transit, and amenities!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435003  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,195     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10622 150 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1R2          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Hot Water Natural Gas                          |
| Parking   | Double Garage Detached, Single Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Metal, Stucco          |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Metal, Stucco          |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 59            |
| Zoning         | Zone 21       |

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