

\$814,900 - 10633 152 Street, Edmonton

MLS® #E4443905

\$814,900

9 Bedroom, 6.00 Bathroom, 2,050 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

6 UNIT BUILDING, INCREDIBLE INVESTMENT OPPORTUNITY in Edmonton's CANORA NEIGHBOURHOOD! This fully developed property features 6 SELF-CONTAINED UNITS—ideal for generating consistent rental income. The TWO UPPER UNITS each offer 3 BEDROOMS, a full KITCHEN, LIVING AND DINING AREAS, IN-SUITE LAUNDRY, and a 4-PIECE BATHROOM. The LOWER LEVEL includes THREE 1-BEDROOM SUITES and ONE BACHELOR UNIT, all with their own KITCHENS and FULL BATHROOMS. A shared COIN-OPERATED LAUNDRY is available for basement tenants. Outside, you'll find an OVERSIZED DOUBLE GARAGE, 6 STORAGE UNITS, and ample parking. Located on a QUIET, TREE-LINED STREET close to schools, shopping, and transit, this property is perfect for investors seeking strong cash flow and long-term value. Goods included: 6 REFRIGERATORS, 6 ELECTRIC STOVES, 1 DISHWASHER, 3 WASHERS, and 3 DRYERS.

Built in 1973

Essential Information

MLS® # E4443905

Price \$814,900



| | |
|----------------|---------------------|
| Bedrooms | 9 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 2,050 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10633 152 Street |
| Area | Edmonton |
| Subdivision | Canora |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 1Z1 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Front Porch |
| Parking Spaces | 8 |
| Parking | Double Garage Detached, Insulated, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Hot Water, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Partially Fenced |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 58 |
| Zoning | Zone 21 |

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