

## \$350,000 - 10617 151 Street, Edmonton

MLS® #E4452689

**\$350,000**

3 Bedroom, 1.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Welcome to this well-maintained half duplex in the desirable community of Canora, offering comfort and functionality. The main floor boasts a bright living room filled with natural light, a dining area, a functional kitchen with plenty of cabinetry, and a convenient powder room. Upstairs, youâ€™ll find the primary bedroom with a walk-in closet, two comfortable guest bedrooms, and a 4-piece bathroom. The lower level offers a generous rec roomâ€”ideal for movie nights, a home gym, or hobby space. Over the years, the home has received numerous upgrades, including a newer garage door, roof shingles, updated toilets, upgraded windows, a high-efficiency furnace, and an on-demand hot water system. Flooring has been refreshed with floating floors upstairs, carpet in the rec room and on the stairs, and updated lino in the laundry area. Outside, enjoy a 12â€™ x 12â€™ deck for relaxing or entertaining, a replaced front yard fence, a detached garage, and a prime location close to schools, parks, shopping and public transit.

Built in 1978

### Essential Information

MLS® # E4452689

Price \$350,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10617 151 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1V4          |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck |
| Parking   | Single Garage Detached                                       |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 3                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

Date Listed            August 13th, 2025  
Days on Market      17  
Zoning                Zone 21

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Listing information last updated on August 30th, 2025 at 1:17am MDT