

## **\$889,000 - 10633 152 Street, Edmonton**

MLS® #E4437943

**\$889,000**

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® # E4437943

Price \$889,000



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	May 22nd, 2025
Days on Market	25
Zoning	Zone 21

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