

# \$300,000 - 15206 103 Avenue, Edmonton

MLS® #E4454471

## \$300,000

4 Bedroom, 3.00 Bathroom, 1,066 sqft  
Single Family on 0.00 Acres

Canora, Edmonton, AB

Versatile 4-Bedroom 1066 squarefoot Home in Canora. Discover incredible value in this well-kept 4-bedroom, 3-bathroom home. Built in 1985. This property features a practical layout with 2 bedrooms and 1 bathroom upstairs, and 2 bedrooms and 2 bathrooms downstairs which is set up as an illegal non-permitted basement suite. The basement space features a 2-bedroom, 2-bathroom layout with its own living space, kitchen area and separate entrance. The property includes a single detached garage to add to the home’s appeal. Conveniently situated near schools, parks, shopping, and public transit, this home offers easy access to everything you need while nestled in a quiet residential setting. Whether you're looking for a spacious home or investment property this property is full of potential

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454471  |
| Price          | \$300,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,066     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1985          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15206 103 Avenue |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 4T7          |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors |
| Parking Spaces | 3                                                                |
| Parking        | Single Garage Detached                                           |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Partially Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 6                 |

## Zoning

## Zone 21

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Listing information last updated on August 29th, 2025 at 1:32pm MDT