

# \$325,000 - 10326 150 Street, Edmonton

MLS® #E4457469

## \$325,000

3 Bedroom, 2.50 Bathroom, 1,372 sqft  
Single Family on 0.00 Acres

Canora, Edmonton, AB

Welcome to this updated, well-maintained, 3 bed, 2.5 bath half duplex. With just under 1400 sq ft above grade, this two-storey home offers a functional layout, including a spacious living room with built-in bookcases, designated dining area, and kitchen with eat-up island. Upstairs youâ€™™ll find three large bedrooms and a full 4-piece bath, while the finished basement adds a large rec room, laundry/storage, and a convenient 3-piece bath. Recent improvements include central A/C, paint touch-ups, updated weather stripping, and landscaping with fresh curb appeal. Enjoy a fully fenced west-facing yard, a single detached garage, and a quiet tree-lined street with easy access to parks, transit, and downtown.

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457469  |
| Price          | \$325,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,372     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1973          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10326 150 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1P5          |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Front Porch, No Animal Home |
| Parking Spaces | 2                                                                     |
| Parking        | Single Garage Detached                                                |

### Interior

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

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Flat, Roll Roofing                                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 7                    |

## Zoning

## Zone 21

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Listing information last updated on September 19th, 2025 at 6:47am MDT