

## \$299,900 - 10307 150 Street, Edmonton

MLS® #E4466266

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,229 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

NO CONDO FEES! 2-storey half duplex offering 3 bedrooms, 1.5 bathrooms, attached single-car garage, large backyard with deck & rear parking pad backing onto green space & walking trails! All at a fantastic entry-level price. Excellent investment opportunity with a reliable month-to-month tenant who would love to stay. With over 1,200 sq ft of above-grade living space, this home sits in a desirable neighbourhood with quick access to the west end & downtown. Inside, you'll find a spacious living room featuring a corner wood-fireplace & patio doors leading to the deck & fenced yard. The kitchen, dining area, and 2-piece bath are conveniently located at the front of the home near the main entry & garage. Upstairs offers 3 bedrooms plus a 5-piece bathroom with dual vanity, a great layout for families. The unfinished basement includes laundry & utilities, with potential for future development. While the home could benefit from some cosmetic updates (paint, flooring, lighting), it is in overall solid condition

Built in 1979

### Essential Information

MLS® # E4466266

Price \$299,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,229         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10307 150 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1P6          |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas                                                              |
| Parking   | 2 Outdoor Stalls, Front/Rear Drive Access, Insulated, RV Parking, Single Garage Attached |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Fireplace    | Yes                                                                             |
| Fireplaces   | Brick Facing, Corner                                                            |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Unfinished                                                                |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                     |
|--------------|---------------------|
|              | Partially Fenced    |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 21             |

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Listing information last updated on November 21st, 2025 at 6:47am MST