

Courtesy Of Calvin R Hexter Of Exp Realty

\$814,900 - 10633 152 Street, Edmonton

MLS® #E4443905

\$814,900

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, TOTAL GROSS RENT \$7,845. 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® # E4443905

Price \$814,900



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	June 23rd, 2025
Days on Market	67
Zoning	Zone 21

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