

## \$365,000 - 10616 150 Street, Edmonton

MLS® #E4445351

**\$365,000**

2 Bedroom, 1.00 Bathroom, 688 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

Build Your Dream or Investment Property in Canora! This spacious 50' x 147.9' RF2-zoned lot is full of potential—ideal for a dream home, duplex, or two infill properties. Located in Edmonton's growing west end, Canora is a welcoming, established neighbourhood with mature trees, parks, and a strong community league. You're steps from schools, playgrounds, and green spaces like Canora Park and the nearby MacKinnon Ravine. Shopping and everyday amenities are close by at Mayfield Common, West Edmonton Mall, and along Stony Plain Road. Commuters will appreciate easy access to major routes and the upcoming Valley Line West LRT. Whether you're building for yourself or as an investment, this lot is a great find in a neighbourhood with both charm and future growth. Home is sold as is, where is—an excellent opportunity to bring your vision to life.

Built in 1949

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445351  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 688       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1949                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10616 150 Street |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1R2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 21        |

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