

Courtesy Of Tiffany Mclellan Of RE/MAX Elite

## \$99,000 - 10 10146 154 Street, Edmonton

MLS® #E4426550

**\$99,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Canora, Edmonton, AB

TOP FLOOR Great investment or first time buyer start up! AIRBNB is allowed in this building, with healthy reserve fund and no assessments! See it you'll love this place!, 2 bedroom unit in Central West Edmonton, CLOSE TO ALL AMENITIES including future LRT line, downtown, WEM, and more . The building is the nicest on the block with tasteful curb appeal. Ebony beveled edge engineered HARDWOOD, and CERAMIC tiled floors, are nice upgrades you'll enjoy. MAPLE KITCHEN cabinetry, 1yr old appliances in both the kitchen and bathroom set off the space! WARM, INVITING quality millwork that bring this home together. The full 4 piece bath is large and UPGRADED; a nice place to relax in at days end. Huge in-suite STORAGE (a rarity) and spacious bedrooms are perfect for a roommate or HOME OFFICE situation. Other notable upgrades include the exterior, vinyl windows, BALCONY and patio doors. One outdoor assigned parking stall included



GRAND INTERNAL AREA  
FLOOR 1: 807 sq. ft. (75 m<sup>2</sup>)  
TOTAL: 807 sq. ft. (75 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Built in 1970

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4426550 |
| Price     | \$99,000 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 10 10146 154 Street |
| Area        | Edmonton            |
| Subdivision | Canora              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T2P 2H3             |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 3                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Wood, Brick, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

Days on Market     39  
Zoning                Zone 21  
Condo Fee           \$755



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