

## \$89,900 - 10 10146 154 Street, Edmonton

MLS® #E4443572

**\$89,900**

2 Bedroom, 1.00 Bathroom, 1,123 sqft

Condo / Townhouse on 0.00 Acres

Canora, Edmonton, AB

**FIRST TIME BUYER ALERT! INVESTOR ALERT! TOP FLOOR AIRBNB** is allowed in this building, with healthy reserve fund and no assessments!,you'll love this place! The 2 bedroom unit complete with balcony Central West Edmonton, CLOSE TO ALL AMENITIES including Fred Broadstock outdoor swimming pool, future LRT line, downtown, WEM, and more . The building has great curb appeal with the newer exterior envelope. Ebony beveled edge engineered **HARDWOOD**, and newly installed **CERAMIC** tiled floors, are nice upgrades you'll enjoy. **MAPLE** KITCHEN cabinetry, and bathroom with **WARM**, **INVITING** quality millwork that bring this home together. 1yr old appliances in the kitchen. The full 4 piece bath is large and **UPGRADED** including new tub surround. Huge in-suite **STORAGE** (a rarity) with spacious bedrooms. Exterior envelope upgrades include the exterior, vinyl windows, **BALCONY** and patio doors. One outdoor assigned parking stall is included located at the rear of the building.



GRAND INTERNAL AREA:  
FLOOR 1: 861 sq. ft. (80 m<sup>2</sup>)  
TOTAL: 861 sq. ft. (80 m<sup>2</sup>)  
\*BASED ON CURRENTLY SHOWN LAYOUT. ACTUAL MAY VARY.

Built in 1970

### Essential Information

MLS® # E4443572

Price \$89,900

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	1,123
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	June 20th, 2025
Days on Market	26
Zoning	Zone 21
Condo Fee	\$755



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 9:02pm MDT