

## **\$399,900 - 10744 155 Street, Edmonton**

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MLS® #E4432648

**\$399,900**

3 Bedroom, 2.00 Bathroom, 669 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

\*\*\* For Those That Need A SUITE Deal... \*\*\*

Finding a home with a legal secondary suite in a nice neighbourhood UNDER \$400k seems to be a thing of the past...Until now, Dear Buyer.

:) ENTER: Your new home on 155 street.

Situated amidst a plethora of infill development, whether you're looking to live in one suite and rent the other out as a mortgage helper, you're an investor looking for a cash flowing rental property, or you're an infill developer who wants revenue until they're ready to build a brand new development, this might be what you've been waiting for!

Featuring a fully legal 1-bdrm basement suite with modern 3pc bath, oversized double garage, RV parking, and both rear AND front driveways, this wee but mighty home offers plenty of space where it counts! Upstairs you'll find a 2-bdrm suite with 4pc bath. The fenced yard is ENORMOUS and keeps children and pets safely contained. Lot is appox. 50' wide and 148' deep. Close to schools, ETS, and shopping moments away! Discover why cashflow is SUITE!



Built in 1953

### **Essential Information**

MLS® #                      E4432648

Price                         \$399,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 669                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 10744 155 Street     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2M6              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Front Porch, R.V. Storage                               |
| Parking   | Double Garage Detached, Front Drive Access, Rear Drive Access |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                    |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished                               |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market       8  
Zoning                 Zone 21

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