

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

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      4  
Zoning                Zone 21

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