

## \$829,900 - 15331 104 Avenue, Edmonton

MLS® #E4466321

**\$829,900**

8 Bedroom, 4.00 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Canora, Edmonton, AB

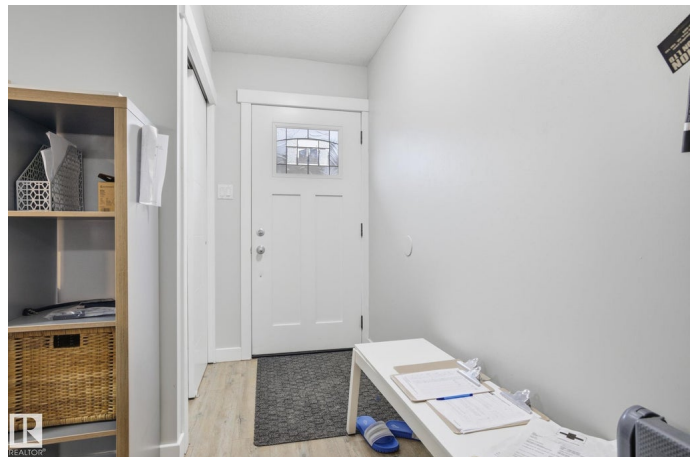
INVESTOR ALERT! Have you been looking for a great revenue property with LONG TERM tenants in a revitalizing community? Welcome to this SIDE BY SIDE DUPLEX complete with 2 legal suites (each side of the duplex) & two nanny suites in each basement that feature in total 4 kitchens, 4 full bathroom, 10 bedrooms, 4 private entrances, & is situated on a large corner lot in Canora! You'll enjoy a maintenance free yard with a lovely rock-scape, so no worries about tenants forgetting to cut the grass. You also have an oversized double garage & large shed. This property was completely renovated in 2014 & has continually been updated with: a new roof (2 years ago), R60 insulation, new sump-pumps & pits, new garage door (non-powered), all new wiring (100amps each side) & plumbing, 1 new HWT (2 years ago), & commercial grade flooring throughout to protect your investment. Buy & hold this property as we are seeing lots of development happen all around it. Don't miss out on your chance to own this GREAT INVESTMENT!

Built in 1961

### Essential Information

MLS® # E4466321

Price \$829,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 8                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 2,197               |
| Acres          | 0.00                |
| Year Built     | 1961                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15331 104 Avenue |
| Area        | Edmonton         |
| Subdivision | Canora           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 0R7          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Off Street Parking, Assisted Living, See Remarks |
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached                           |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Opener, Storage Shed, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                   |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 21             |

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Listing information last updated on November 21st, 2025 at 2:32am MST