

## \$525,000 - 10744 154 Street, Edmonton

MLS® #E4428503

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Sitting at just over 1700 Sqft, this 2018 built, 2 story in High Park, has a unique layout you are going to love. The stone accented vinyl exterior greets you as you step foot into the large tiled entry. Through the bright living room, you will enjoy the kitchen featuring quartz counters, loads of cupboards and drawers & corner pantry & stainless appliances. With the large dining room, entertaining will be a breeze. A bedroom / office and half bath complete this level. Upstairs with a spacious closet, ensuite with 2 sinks and bench seating in the shower, your primary kings sized suite awaits. Down the hall pass the laundry, & 4 piece bath, 2 good sized bedrooms both feature walk in closets. The basement, with separate entrance, big windows, roughed in plumbing, is the perfect layout, ready to be developed. The back yard has a 2 tiered deck, storage shed and double garage, with 40 amp service for your EV. With the convenient location, close to downtown, west end and more it's time to Move Right In!!

Built in 2018

### Essential Information

MLS® # E4428503

Price \$525,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,712                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10744 154 Street     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2J5              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Brick, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 21         |

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 April 19th, 2025 at 4:02pm MDT