# \$2,300,000 - 10447 149 Street, Edmonton

MLS® #E4439493

### \$2,300,000

5 Bedroom, 3.50 Bathroom, 5,188 sqft Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Brand New FOURPLEX in GROVENOR with 3 Legal Basement Suites â€" Prime Investment Opportunity! This property features 3 bedrooms and 2.5 bathrooms each at upper unit, welcomed by a modern open concept, the main floor features chefs kitchen with Stainless steel appliances, living and dining space; and also include 2 bedroom and 1 bathroom in each LEGAL basement suite with separate entrances, Separate Laundry and full kitchens .. Designed for high rental income or extended family living. Ideally located just minutes to Downtown Edmonton, West Edmonton Mall, and the River Valley, with schools, shopping, and public transit all within walking distance. Each unit spans Approx. 1300 sq ft above grade, plus 640 sq ft in the basement as per plan . it's Under Construction. The fourplex next door is also available.

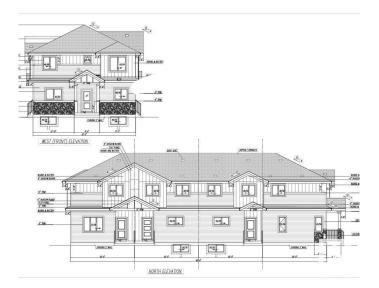


## **Essential Information**

MLS® # E4439493 Price \$2,300,000

Bedrooms 5
Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 5,188



Acres 0.00 Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

# **Community Information**

Address 10447 149 Street

Area Edmonton
Subdivision Grovenor
City Edmonton
County ALBERTA

Province AB

Postal Code T5P 1L7

#### **Amenities**

Amenities See Remarks, Infill Property
Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 64

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 August 2nd, 2025 at 8:02am MDT