

## \$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 – 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.

Built in 2025

### 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, Wet Bar
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 45

Zoning Zone 21

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Listing information last updated on July 14th, 2025 at 2:17am MDT