

## \$2,200,000 - 10447 149 Street, Edmonton

MLS® #E4462947

**\$2,200,000**

5 Bedroom, 3.50 Bathroom, 5,188 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Feb- march Completion! Brand New FOURPLEX in GROVENOR with 3 Legal Basement Suites of 2 bedrooms each – 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® #     | E4462947    |
| Price      | \$2,200,000 |
| 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    | October 21st, 2025 |
| Days on Market | 14                 |
| 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 November 4th, 2025 at 4:17pm MST