

## \$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      9  
Zoning                Zone 21

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