# \$1,699,999 - 10253 / 55 / 57 147 Street, Edmonton

MLS® #E4442820

#### \$1,699,999

10 Bedroom, 10.50 Bathroom, 3,519 sqft Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Incredible Investment Opportunity in the Heart of Grovenor! Falls under MLI Select Program. This under-construction infill multi-family triplex includes brand new appliances, is located in Edmonton's most desirable neighbourhoodsâ€"Grovenor, known for its tree-lined streets, strong community, and proximity to downtown. Each of the unit includes a legal basement with SEPERATE ENTRANCE. The two legal basement suites feature 2 bedrooms, 1 full bath, & kitchen. The middle legal basement unit includes 2 bedrooms, 1 full bath, and a bar setupâ€"ideal for added flexibility. The main floor of each unit offers den (which can converted into bedroom) and half bath, and an open-concept kitchen with separate living and dining areas. The upper level boasts 3 bedrooms and 2 full baths.

Built in 2025

### **Essential Information**

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Price \$1,699,999

Bedrooms 10

Bathrooms 10.50

Full Baths 9

Half Baths 3

Square Footage 3,519





Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Tri-Plex
Style 2 Storey
Status Active

## **Community Information**

Address 10253 / 55 / 57 147 Street

Area Edmonton
Subdivision Grovenor
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 0T6

#### **Amenities**

Amenities On Street Parking, Detectors Smoke, No Animal Home, No Smoking

Home, Wet Bar, Infill Property

Parking No Parking

#### Interior

Interior Features ensuite bathroom

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

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Playground Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 140
Zoning Zone 21



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