

# \$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 neighbourhoods—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 setup—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

MLS® #	E4442820
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
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Days on Market     34  
Zoning                Zone 21



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