# \$2,200,000 - 10451 149 Street, Edmonton

MLS® #E4462948

### \$2,200,000

5 Bedroom, 3.50 Bathroom, 5,171 sqft Single Family on 0.00 Acres

Grovenor, Edmonton, AB

FEB-MARCH COMPLETION!! Brand New FOURPLEX in GROVENOR with 3 Legal Basement Suites â€" 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 SS 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.



#### **Essential Information**

 MLS® #
 E4462948

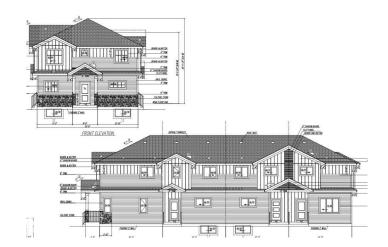
 Price
 \$2,200,000

 Bedrooms
 5

 Bathrooms
 3.50

 Full Baths
 3

 Half Baths
 1



Square Footage 5,171
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

## **Community Information**

Address 10451 149 Street

Area Edmonton
Subdivision Grovenor
City Edmonton
County ALBERTA

Province AB

Postal Code T5P 1L7

#### **Amenities**

Amenities Ceiling 9 ft., See Remarks, Infill Property

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-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 11

Zoning Zone 21

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Listing information last updated on November 1st, 2025 at 4:47am MDT