

# \$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 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 65      |
| Zoning         | Zone 21 |



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Listing information last updated on August 20th, 2025 at 8:47am MDT