

# **\$1,690,000 - 10363 149 Street, Edmonton**

MLS® #E4451371

**\$1,690,000**

3 Bedroom, 3.50 Bathroom, 3,052 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Don't pass on this amazing investment opportunity. No corners were cut in this incredibly-built 3Plex development which is ready for you to realize your ROI immediately. Currently Managed; Fully Tenanted & Eligible for the CHMC MLI Select Program. TURN-KEY. 6 Total Suites with their own In-Suite Laundry, & includes 3 LEGAL BASEMENT SUITES (with Separate Entrances). 3 Separate Single Garages & Fully Fenced/Beautifully Landscaped. High-End UPGRADES & Modern finishings include: Quartz Countertops; Vinyl Plank Flooring; A/C; S/S Appliances - to name a few. The Upper units have 9' Main Floors featuring functional Kitchens with plenty of Cabinets & Counterspace as well as a spacious Living Rm & 1/2 Bath. The 2nd Floor has 2 Bedrooms with its own Ensuite (one has 2 sinks) & Walk-In Closet. A Laundry closet completes this floor. The Basement Suite has a gorgeous Kitchen; Living Room; Bedroom; Full Bathroom & Laundry. Fantastic location.

Built in 2023

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4451371    |
| Price    | \$1,690,000 |
| Bedrooms | 3           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,052         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10363 149 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1L4          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft. |
| Parking Spaces | 3                              |
| Parking        | Triple Garage Detached         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 66               |
| Zoning         | Zone 21          |

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Listing information last updated on October 10th, 2025 at 10:17pm MDT