

## **\$560,000 - 10359 149 Street, Edmonton**

MLS® #E4431239

**\$560,000**

4 Bedroom, 3.50 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Great investment opportunity! Grovenor is one of the most desired neighbourhoods in the city and this gorgeous half duplex is located there. In addition, this property is located within walking distance to the new LRT line. Easy access to downtown and also 10 minutes away from West Edmonton Mall. Inside the unit, you will find an open concept floor plan along with a very modern approach to the carefully chosen finishings highlighted by laminate flooring, a large kitchen with a ceramic backsplash and granite countertops with stainless steel appliances and modern looking white cabinetry. Heading upstairs you'll find a wide stairwell easy for moving furniture that leads to three large bedroom and two full bathrooms. Bathrooms feature ceramic tile while the bedrooms have thick carpet. Master bedroom is facing east while the other two bedrooms are facing west. A truly remarkable, can't miss property! Legal basement suite comes with one bedroom and bathroom and plenty of living space.

Built in 2018

### **Essential Information**

MLS® #	E4431239
Price	\$560,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,565
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10359 149 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1L4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Infill Property, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Partially Landscaped, Public Transportation, Schools

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

### **School Information**

Elementary	GROVENOR SCHOOL
Middle	WESTMINSTER SCHOOL
High	ROSS SHEPPARD SCHOOL

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	Zone 21

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Listing information last updated on April 21st, 2025 at 9:17am MDT