\$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 90

Zoning Zone 21

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