

# \$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 14  
Zoning Zone 21

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