

## **\$645,000 - 10315 149 Street, Edmonton**

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MLS® #E4457078

### **\$645,000**

4 Bedroom, 3.50 Bathroom, 1,398 sqft  
Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

1398 Sq. ft. Luxurious half duplex in sought after Community of Grovenor. Great for passive income and R&B and all the furnishings stay. This Elegant Contemporary John Maxwell build is designed to connect the owner to nature's simple elements. Great color themes, oversized windows for plenty of natural sunlight and locations this building as the mantra to provoke elegance and sophistication. The main floor has a 2 pce bathroom, the kitchen and living/dining room is an open concept allowing a great flow. The second floor features a generous Master bedroom with a 4 pce en-suite and his/her closets. There are 2 additional spacious bedrooms another 4 pce bath and laundry room area that completes the 2nd level. This Luxurious home has 9 foot ceilings, granite thru-out and the entrance above ground gives a majestic look, it also has a separate entrance to the finished basement with a 4 pce bathroom, 4th bedroom and family room. Great location close to MacKinnon Ravine, shopping and easy access to Downtown.



Built in 2017

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4457078  |
| Price  | \$645,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,398             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10315 149 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1L4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 21              |
| Condo Fee      | \$50                 |

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Listing information last updated on September 14th, 2025 at 1:02am MDT