

## \$709,900 - 10225 146 Street, Edmonton

MLS® #E4447014

**\$709,900**

4 Bedroom, 3.50 Bathroom, 1,802 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Welcome home to this CUSTOM BUILT 2-storey in the desirable Grovenor neighborhood. This stunning luxury infill features 4 BEDROOMS & 3.5 BATHROOMS including a full LEGAL SUITE in the basement. The spacious and inviting main floor offers an abundance of natural light through the large windows. Living room features an electric fireplace providing a great space to relax and unwind. Gourmet kitchen features SS appliances including gas cooktop & beautiful quartz counters with waterfall island which leads to spacious dining area large enough to host dinner parties. Upper level features UPSTAIRS LAUNDRY, Primary Suite with huge walk-in closet & stunning 5 pc. spa-like ensuite, 2 more spacious bedrooms, & full 4pc bathroom. Finished basement w/ SEPARATE ENTRANCE leads to the 1 Bedroom legal suite providing a great income opportunity. Yard is fully landscaped with DOUBLE DETACHED garage. Minutes away from River Valley, restaurants, downtown, shopping, schools, & future LRT. MUST SEE! \*Some photos virtually staged.

Built in 2021

### Essential Information

MLS® # E4447014

Price \$709,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,802                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10225 146 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3A1          |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Insulation-Upgraded, Infill Property, HRV System |
| Parking   | Double Garage Detached                                                                                          |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Brick, Stucco                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 21         |

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Listing information last updated on August 5th, 2025 at 11:47am MDT