

## **\$335,000 - 10449 146 Street, Edmonton**

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MLS® #E4428593

**\$335,000**

3 Bedroom, 2.00 Bathroom, 770 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

RE-DEVELOPMENT OPPORTUNITY in GROVENOR! This 43' x 143' lot is zoned Small Scale Residential allowing for up to 8 units, offering incredible income potential for investors! Or develop your dream house on an idyllic tree-lined street in one of central west Edmonton's most desirable neighbourhoods! Optimally located in the heart of Grovenor, you're just steps away from schools, parks, and the upcoming Valley Line LRT. Live the lifestyle you've always dreamed of with easy access to the popular shops and restaurants of West Block in Glenora and walking trails that connect to Edmonton's expansive River Valley! All this and more just a quick commute from downtown. Invest with confidence and build your best life, in Grovenor! Please note: Property sold as-is, where-is with no warranties or representations.



Built in 1952

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428593  |
| Price          | \$335,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 770       |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10449 146 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3A5          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Front Porch, Patio |
| Parking   | Double Garage Detached                                    |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                              |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter                                       |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Grovenor/Holy Cross   |
| Middle     | Westmount/Holy Cross  |
| High       | Ross Sheppard/St. F X |

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 21

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Listing information last updated on April 4th, 2025 at 2:17pm MDT