

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

---

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:32pm MDT