

# **\$1,699,999 - 10253 / 55 / 57 147 Street, Edmonton**

MLS® #E4442816

**\$1,699,999**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Grovenor, Edmonton, AB

Incredible Investment Opportunity in the Heart of Grovenor! Falls under MLI Select Program. This under-construction infill multi-family triplex includes brand new appliances , is located in Edmonton's most desirable neighbourhoods—Grovenor, known for its tree-lined streets, strong community, and proximity to downtown. Each of the unit includes a legal basement with SEPERATE ENTRANCE. The two unit legal basement suites feature 2 bedrooms, 1 full bath, & kitchen. The middle legal unit basement includes 2 bedrooms, 1 full bath, and a bar setup—ideal for added flexibility. The main floor of each unit offers den (which can be converted into bedroom) and half bath, and an open-concept kitchen with separate living and dining areas. The upper level boasts 3 bedrooms and 2 full baths. This is the perfect property for you if you were planning to expand your rental portfolio , this property delivers space, income, and long-term value. A rare chance to secure a high-potential income property in a high-demand area!

Built in 2025

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4442816    |
| Price  | \$1,699,999 |



|            |                         |
|------------|-------------------------|
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 2025                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 10253 / 55 / 57 147 Street |
| Area        | Edmonton                   |
| Subdivision | Grovenor                   |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5N 0T6                    |

### Exterior

|              |                           |
|--------------|---------------------------|
| Exterior     | Stucco, Vinyl, Wood Frame |
| Construction | Stucco, Vinyl, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 32              |
| 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 July 18th, 2025 at 3:32pm MDT