# \$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

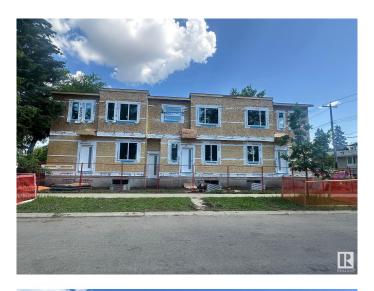
Grovenor, Edmonton, AB

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 neighbourhoodsâ€"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 setupâ€"ideal for added flexibility. The main floor of each unit offers den (which can 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!



## **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 42

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 27th, 2025 at 11:02pm MDT