# \$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

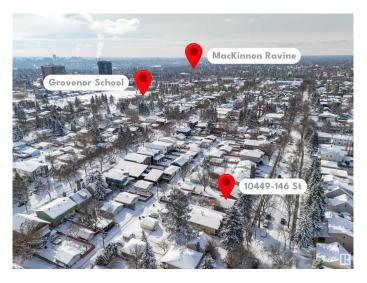
Full Baths 2

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

2

Days on Market

Zoning Zone 21

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Listing information last updated on April 4th, 2025 at 9:02am MDT