

# **\$1,999,000 - 10644 10646 144 Street, Edmonton**

MLS® #E4437933

**\$1,999,000**

4 Bedroom, 9.00 Bathroom, 3,968 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY! BRAND NEW SIDE BY SIDE DUPLEX IN GROVENOR. 6 UNITS IN TOTAL including 2 oversized GARAGE SUITES. \*6 sets of appliances. 6 washers & dryers includ.\* This duplex has (2) 2-storey units each with 1980+ABOVE GRADE sqftg . 2 FULLY-FINISHED LEGAL BSMT SUITES each with 900+finished sqftg. 2 GARAGE SUITES each with 680+sqftg. TOTAL OF 10 BDRMS, 8 FULL BATHS & 2 HALF BATHS throughout both units. Exceptional attention to detail & construction quality. Tons of UPGRADES: Oversized islands, 10ft ceilings, BBQ gaslines, built in's, framed mirrors, upgraded appliances (2 gas cooktops in main 2 story)/ 6 dishwashers, upgraded plumbing fixtures, triple pane windows, 6 high effic. furnaces, 2 gas fireplaces. Extensive money spent on exterior details including oversized windows, cultured stone accents; phenomenal street & backyard appeal! FULLY LANDSCAPED! ABNHW! Your amazing investment opportunity in this glorious neighborhood will attract quality tenants & likely above market rent! Why wait!?

Built in 2025

## **Essential Information**

MLS® #

E4437933



|                |                     |
|----------------|---------------------|
| Price          | \$1,999,000         |
| Bedrooms       | 4                   |
| Bathrooms      | 9.00                |
| Full Baths     | 8                   |
| Half Baths     | 2                   |
| Square Footage | 3,968               |
| Acres          | 0.00                |
| Year Built     | 2025                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10644 10646 144 Street |
| Area        | Edmonton               |
| Subdivision | Grovenor               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5N 2V6                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Electric, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 8  |
| Parking        | Quad or More Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 21        |

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Listing information last updated on June 17th, 2025 at 6:47am MDT