

# **\$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	73
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 August 3rd, 2025 at 5:32pm MDT