

\$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	23
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 June 14th, 2025 at 7:47pm MDT