

## **\$635,000 - 10313 149 Street, Edmonton**

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MLS® #E4441735

**\$635,000**

4 Bedroom, 2.50 Bathroom, 1,398 sqft

Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

1398 Sq. ft. Luxurious half duplex in sought after Community of Grovenor. This Elegant Contemporary John Maxwell build is designed to connect the owner to nature's simple elements. Great color themes, oversized windows for plenty of natural sunlight and locations this building as the mantra to provoke elegance and sophistication. The main floor has a 2 pce bathroom, the kitchen and living/dining room is an open concept allowing a great flow. The second floor features a generous Master bedroom with a 5 pce en-suite and his/her closets. There are 2 additional spacious bedrooms and a laundry room area that completes the 2nd level. This Luxurious home has 9 foot ceilings, granite thru-out and the entrance above ground gives a majestic look, it also has a separate entrance to the finished basement with a 3 pce bathroom, 4th bedroom and family room. Great location close to MacKinnon Ravine, Glenora, great shopping and easy access to Downtown.



Built in 2017

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4441735  |
| Price    | \$635,000 |
| Bedrooms | 4         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,398             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10313 149 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1L4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Single Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                14  
Zoning                              Zone 21  
Condo Fee                        \$50

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