

# **\$1,699,999 - 10253 / 55 / 57 147 Street, Edmonton**

MLS® #E4442816

**\$1,699,999**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Grovenor, Edmonton, AB

Incredible Investment Opportunity in the Heart of Grovenor! Falls under MLI Select Program. This under-construction infill multi-family triplex includes brand new appliances , is located in Edmonton's most desirable neighbourhoods - Grovenor, known for its tree-lined streets, strong community, and proximity to downtown. Each of the unit includes a legal basement with SEPERATE ENTRANCE. The two unit legal basement suites feature 2 bedrooms, 1 full bath, & kitchen. The middle legal unit basement includes 2 bedrooms, 1 full bath, and a bar setup - ideal for added flexibility. The main floor of each unit offers den (which can be converted into bedroom) and half bath, and an open-concept kitchen with separate living and dining areas. The upper level boasts 3 bedrooms and 2 full baths. This is the perfect property for you if you were planning to expand your rental portfolio , this property delivers space, income, and long-term value. A rare chance to secure a high-potential income property in a high-demand area!

Built in 2025

## **Essential Information**

MLS® #	E4442816
Price	\$1,699,999



Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	10253 / 55 / 57 147 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0T6

### Exterior

Exterior	Stucco, Vinyl, Wood Frame
Construction	Stucco, Vinyl, Wood Frame

### Additional Information

Date Listed	June 16th, 2025
Days on Market	35
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 July 21st, 2025 at 4:17pm MDT