

# \$375,000 - 10471 146 Street, Edmonton

MLS® #E4438218

**\$375,000**

1 Bedroom, 1.00 Bathroom, 862 sqft  
Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Prime Opportunity in Sought after Grovenor!  
This 43' x 130' CORNER LOT sits on a stunning tree-lined street in one of Edmonton's most desirable neighborhoods. Surrounded by upscale homes and infill development, this is your chance to build a luxurious single-family home or explore multi-unit potential. With easy access to downtown, the River Valley, trails, shopping, and top-rated schools, the location is unmatched. Whether you're a builder, investor, or dream-home designer, this lot offers exceptional value in a high-demand area. Don't miss this rare chance to secure a premium lot in a high-end community with limitless potential!

Built in 1953

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4438218      |
| Price          | \$375,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 862           |
| Acres          | 0.00          |
| Year Built     | 1953          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10471 146 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3A5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 88             |
| Zoning         | Zone 21        |

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