

## \$442,000 - 10226 147 Street, Edmonton

MLS® #E4445879

**\$442,000**

4 Bedroom, 2.00 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Unique CHARACTER HOME nestled in the heart of Grovenor—one of Edmonton's most desirable mature neighborhoods. Located 15 min from down town and one block from McKinnon Ravine, parks, and trails, this 1156 Sqft bungalow offers 4 Bedrooms, 2 Bathrooms, large Living Room with cozy fireplace. Two bedrooms on Main floor currently set up as a hair salon and massage studio, perfect for home-based business or easy conversion back to bedrooms. You'll love the old-world charm, original detailing, built in china cabinets and bookshelves, skylights, original oak hardwood floors, cozy ambiance throughout. The fully developed basement adds 2 more bedrooms, 4PC bath, large Family Room, infrared sauna, ideal for family, guests, or rental potential. Whether you're drawn by the lifestyle of a walkable, nature-rich community, or seeking a home with versatile live-work options, this Grovenor gem is full of opportunity. The large RF3 zoned lot is also perfect for future redevelopment.

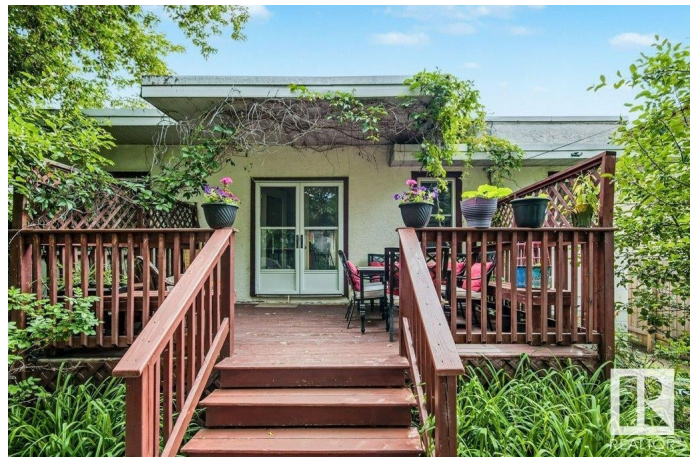
Built in 1950

### Essential Information

MLS® # E4445879

Price \$442,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10226 147 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3B9          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace    | Yes                                                                                                                                    |
| Fireplaces   | Mantel                                                                                                                                 |
| Stories      | 2                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped |
| Roof              | Flat, Tar & Gravel                       |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        45  
Zoning                    Zone 21

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