

## \$469,900 - 10445 147 Street, Edmonton

MLS® #E4458028

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to this charming home in the heart of beautiful Grovenor, located on a quiet, mature tree-lined street. This home blends character, comfort, and convenience. Inside, enjoy a cozy living room filled with natural light and a bright kitchen with newer appliances. A bedroom and 4-pc bath are also on the main floor. Upstairs, the spacious primary loft offers a quiet retreat, perfect for reading or yoga. The basement offers a separate entrance, a bedroom, a spacious den (easily converted to a bedroom with egress windows), a wet bar with sink for entertaining, and a versatile living area. Enjoy the added bonus of an infrared dry sauna for wellness and relaxation. Additional features: central A/C, custom window coverings, fully fenced yard, double detached garage with RV parking, and a rare front-access driveway. This central location is close to nature, with MacKinnon Ravine and Edmonton's scenic trail system just a short walk away. Quick access to the new LRT line makes commuting a breeze.

Built in 1946

### Essential Information

MLS® # E4458028

Price \$469,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,176                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10445 147 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 3C4          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck   |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed September 16th, 2025

Days on Market 1

Zoning Zone 21

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Listing information last updated on September 17th, 2025 at 3:02am MDT