

## \$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        9  
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 September 25th, 2025 at 4:17am MDT