

# \$724,999 - 10314/10314g 148 Street, Edmonton

MLS® #E4426691

**\$724,999**

3 Bedroom, 2.00 Bathroom, 818 sqft  
Single Family on 0.00 Acres

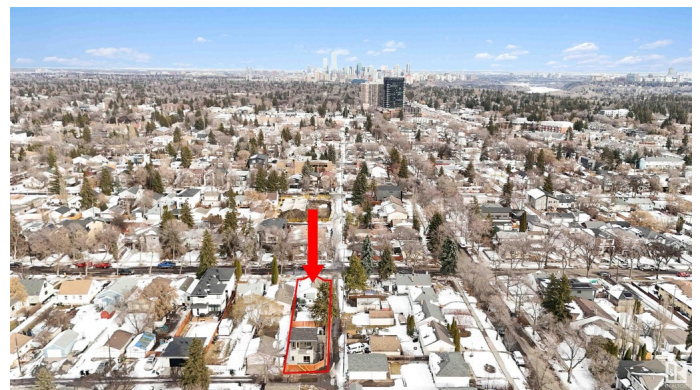
Grovenor, Edmonton, AB

THIS PROPERTY IS A UNIQUE OPPORTUNITY TO OWN TWO DWELLINGS ON ONE LOT WITH A WIDE RANGE OF ADDITIONAL DEVELOPMENT OPPORTUNITIES. The spacious 3-bedroom, 2-bathroom bungalow features a modern kitchen with sleek cabinetry, ample counter space, and newer vinyl windows that allow natural light to fill the home. The generously sized bedrooms offer plenty of room for comfort, and the fully renovated basement adds significant living space, perfect for a recreation area, home office, or additional storage. The brand-new 2-story garden suite is a beautiful addition, with large windows throughout that flood the interior with sunlight, creating a bright, airy atmosphere. The master bedroom in the garden suite boasts a private ensuite, offering a serene retreat. Both homes are equipped with their own fenced yards for privacy and paved parking stalls for convenience. This property presents a rare opportunity for modern living, investment potential, and endless possibilities for development.

Built in 1950

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426691  |
| Price  | \$724,999 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 818                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 10314/10314g 148 Street |
| Area        | Edmonton                |
| Subdivision | Grovenor                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5N 3G5                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Guest Suite, No Smoking Home, Skylight, Vinyl Windows, See Remarks |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher - Energy Star, Dishwasher-Built-In, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Hardie Board Siding   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Vinyl, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 15  
Zoning Zone 21

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Listing information last updated on April 4th, 2025 at 1:17pm MDT