

\$1,999,000 - 10644 10646 144 Street, Edmonton

MLS® #E4437933

\$1,999,000

4 Bedroom, 9.00 Bathroom, 3,968 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY! BRAND NEW SIDE BY SIDE DUPLEX IN GROVENOR. 6 UNITS IN TOTAL including 2 oversized GARAGE SUITES. *6 sets of appliances. 6 washers & dryers includ.* This duplex has (2) 2-storey units each with 1980+ABOVE GRADE sqftg . 2 FULLY-FINISHED LEGAL BSMT SUITES each with 900+finished sqftg. 2 GARAGE SUITES each with 680+sqftg. TOTAL OF 10 BDRMS, 8 FULL BATHS & 2 HALF BATHS throughout both units. Exceptional attention to detail & construction quality. Tons of UPGRADES: Oversized islands, 10ft ceilings, BBQ gaslines, built in's, framed mirrors, upgraded appliances (2 gas cooktops in main 2 story)/ 6 dishwashers, upgraded plumbing fixtures, triple pane windows, 6 high effic. furnaces, 2 gas fireplaces. Extensive money spent on exterior details including oversized windows, cultured stone accents; phenomenal street & backyard appeal! FULLY LANDSCAPED! ABNHW! Your amazing investment opportunity in this glorious neighborhood will attract quality tenants & likely above market rent! Why wait!?

Built in 2025

Essential Information

MLS® #

E4437933



| | |
|----------------|---------------------|
| Price | \$1,999,000 |
| Bedrooms | 4 |
| Bathrooms | 9.00 |
| Full Baths | 8 |
| Half Baths | 2 |
| Square Footage | 3,968 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 10644 10646 144 Street |
| Area | Edmonton |
| Subdivision | Grovenor |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 2V6 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Electric, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 8 |
| Parking | Quad or More Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent |

| | |
|--------------|----------------|
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 87 |
| 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 August 17th, 2025 at 4:47am MDT