

Courtesy Of Kevin W O'Neill Of MaxWell Polaris

## **\$635,000 - 10313 149 Street, Edmonton**

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MLS® #E4441735

### **\$635,000**

4 Bedroom, 2.50 Bathroom, 1,398 sqft  
Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

1398 Sq. ft. Luxurious half duplex in sought after Community of Grovenor. This Elegant Contemporary John Maxwell build is designed to connect the owner to nature's simple elements. Great color themes, oversized windows for plenty of natural sunlight and locations this building as the mantra to provoke elegance and sophistication. The main floor has a 2 pce bathroom, the kitchen and living/dining room is an open concept allowing a great flow. The second floor features a generous Master bedroom with a 5 pce en-suite and his/her closets. There are 2 additional spacious bedrooms and a laundry room area that completes the 2nd level. This Luxurious home has 9 foot ceilings, granite thru-out and the entrance above ground gives a majestic look, it also has a separate entrance to the finished basement with a 3 pce bathroom, 4th bedroom and family room. Great location close to MacKinnon Ravine, Glenora, great shopping and easy access to Downtown.



Built in 2017

### **Essential Information**

MLS® #	E4441735
Price	\$635,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10313 149 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1L4

### Amenities

Amenities	No Smoking Home
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            June 11th, 2025

Days on Market      5

Zoning                 Zone 21

Condo Fee             \$50

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