

## **\$698,900 - 10314/10314g 148 Street Nw, Edmonton**

MLS® #E4429514

**\$698,900**

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® #	E4429514
Price	\$698,900



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 Nw
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3G5

### Amenities

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

### Interior

Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Microwave Hood Fan, 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, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl, Hardie Board S  
Foundation Concrete Perimeter



**Additional Information**

Date Listed April 7th, 2025  
Days on Market 20  
Zoning Zone 21

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Listing information last updated on April 27th, 2025 at 2:02pm MDT