

## \$442,000 - 10226 147 Street, Edmonton

MLS® #E4445879

**\$442,000**

4 Bedroom, 2.00 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

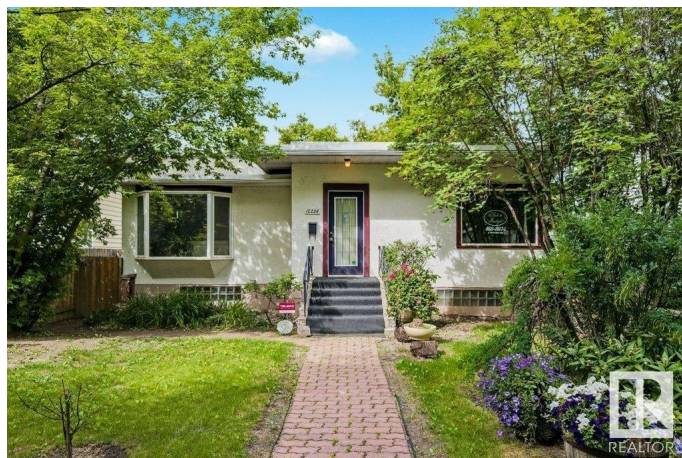
Grovenor, Edmonton, AB

Unique CHARACTER HOME nestled in the heart of Grovenor—one of Edmonton's most desirable mature neighborhoods. Located 15 min from down town and one block from McKinnon Ravine, parks, and trails, this 1156 Sqft bungalow offers 4 Bedrooms, 2 Bathrooms, large Living Room with cozy fireplace. Two bedrooms on Main floor currently set up as a hair salon and massage studio, perfect for home-based business or easy conversion back to bedrooms. You'll love the old-world charm, original detailing, built in china cabinets and bookshelves, skylights, original oak hardwood floors, cozy ambiance throughout. The fully developed basement adds 2 more bedrooms, 4PC bath, large Family Room, infrared sauna, ideal for family, guests, or rental potential. Whether you're drawn by the lifestyle of a walkable, nature-rich community, or seeking a home with versatile live-work options, this Grovenor gem is full of opportunity. The large RF3 zoned lot is also perfect for future redevelopment.

Built in 1950

### Essential Information

MLS® #	E4445879
Price	\$442,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10226 147 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3B9

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Flat, Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        56  
Zoning                    Zone 21

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Listing information last updated on August 29th, 2025 at 3:32am MDT