

# **\$1,280,000 - 10403 10407 144 Street, Edmonton**

MLS® #E4442528

**\$1,280,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Grovenor, Edmonton, AB

In Grovenor, close to all new amenities and Glenora. Fantastic location facing Grovenor Community League Centre and Parks. Frontage 111 ft x 144.8 ft depth. Perfect parcel for several more single lots or multi-plex and laneway developments. Corner parcel 0.369 Acre in total, with side street and back alley access. 10403: 958 sf bungalow with 2 bedrooms, 1 full bath and partially finished basement. 10407: 958 sf bungalow with 3 bedrooms, 2 full baths, finished basement and single detached garage. Great cash flow and tenants pay utilities. Both houses with long term tenants. Perfect neighborhood. Convenient for commute. Both lots are to be sold together. Serious inquiries only.

Built in 1950

## **Essential Information**

|            |                 |
|------------|-----------------|
| MLS® #     | E4442528        |
| Price      | \$1,280,000     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1950            |
| Type       | Land Commercial |
| Status     | Active          |

## **Community Information**

Address 10403 10407 144 Street



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Grovenor |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5N 2V5  |

### **Exterior**

|              |                          |
|--------------|--------------------------|
| Exterior     | Stucco, Wood, Wood Frame |
| Roof         | Asphalt Shingles         |
| Construction | Stucco, Wood, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 21         |

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Listing information last updated on August 20th, 2025 at 12:17am MDT