$649,900 - 10125 144 Street, Edmonton

MLS® #E4445954

$649,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Grovenor, Edmonton, AB

INTERIOR CORNER LOT in GROVENOR, approx 7,200 SQFT (Pie-Shaped) with RMh16 zoning â€" a rare opportunity with side and rear alley access offering exceptional design flexibility! Multiple development opportunities await on this ideally located parcel, including a 12-unit build as per concept renderings (Subject to City of Edmonton Approval), a mid-rise walk-up apartment, or even mixed-use potential with commercial on the ground floor and residential units above. Explore the possibilities with CMHC MLI Select Financing, thanks to the strong rental potential and prime location. Situated in the heart of Grovenor, this site is surrounded by custom infill homes, is just steps from the River Valley, the upcoming LRT station, and offers easy access to downtown. This is an ideal project for a builder or investor looking to capitalize on a thriving infill neighborhood with a strong tenant demographic. Amenities, Schools, Transportation and Shops are all within walking distance. A strategic addition to any portfolio.

Essential Information

MLS® #	E4445954
Price	$649,900
Bathrooms	0.00

Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	10125 144 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2T8

Exterior

Exterior Features	Back Lane

Additional Information

Date Listed	July 4th, 2025
Days on Market	40
Zoning	Zone 21