

## \$1,120,000 - 10446 142 Street, Edmonton

MLS® #E4431233

**\$1,120,000**

4 Bedroom, 3.50 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Amazing opportunity to own a full duplex with legal basement suites on both sides. There are 8 bedrooms and 6 full bathrooms and two half bathrooms total in the building. Located in a great west-central Edmonton location, close to amenities, public transit and with very easy access to downtown Edmonton as well as being 10 minutes away from West Edmonton Mall make this a great investment opportunity. The property features an open main floor plan in both units as well as 3 bedrooms and 2.5 bathrooms on each side. Both legal basement units have 1 bedroom and 1 bathroom. Given the city of Edmonton zoning, possibility exists of adding a fifth unit as a garage suite. High end finishings are noticeable throughout the building with great attention to detail. Main floor is highlighted by a bright living room area that connects to the dining area and a modern kitchen featuring white cabinetry. Property comes equipped with full appliances.

Built in 2023

### Essential Information

MLS® #	E4431233
Price	\$1,120,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,191
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### Community Information

Address	10446 142 Street
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2P2

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:47pm MDT