

## \$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 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                3

Zoning                              Zone 21

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Listing information last updated on April 19th, 2025 at 9:47am MDT