

## \$1,119,000 - 10446 142 Street, Edmonton

MLS® #E4464755

**\$1,119,000**

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 four legal suites in a prime west-central Edmonton location. This property offers 8 bedrooms, 6 full bathrooms, and 2 half bathrooms, making it a fantastic investment with strong income potential. Each side features an open-concept main floor with a bright living room, dining area, and modern kitchen with white cabinetry and full appliances. The main units include 3 bedrooms and 2.5 bathrooms, while each legal basement suite offers 1 bedroom and 1 bathroom. High-end finishes and attention to detail are evident throughout. Conveniently located near amenities, public transit, and major routes, the property provides quick access to downtown Edmonton and is only 10 minutes from West Edmonton Mall. With current city zoning, there is potential to add a fifth unit as a garage suite, making this a rare and valuable opportunity for investors or those seeking a versatile income-generating property.

Built in 2023

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4464755    |
| Price    | \$1,119,000 |
| 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, Stove-Electric, 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    | November 4th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 21            |

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Listing information last updated on November 20th, 2025 at 12:18pm MST