# \$1,119,999 - 10446 142 Street, Edmonton

MLS® #E4446323

## \$1,119,999

4 Bedroom, 3.50 Bathroom, 1,191 sqft Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to this stunning front-and-back duplex located in the sought-after community of Grovenor! A rare opportunity to own 4 separate legal units â€" ideal for investors or multi-family living. Each side of the duplex offers identical layouts, featuring: Main Units: 3 spacious bedrooms and 2.5 bathrooms across two beautifully finished storeys. Enjoy open-concept living with large windows bringing in tons of natural light and modern finishes throughout. Legal Basement Suites: 1 bedroom, 1 full bathroom, full kitchen, private laundry, and a separate entrance â€" perfect for rental income or extended family. That's a total of 8 bedrooms, 6 full bathrooms, and 2 half bathrooms across all units.

Built in 2023

### **Essential Information**

MLS® # E4446323 Price \$1,119,999

Bedrooms 4

Bathrooms 3.50

Full Baths 3

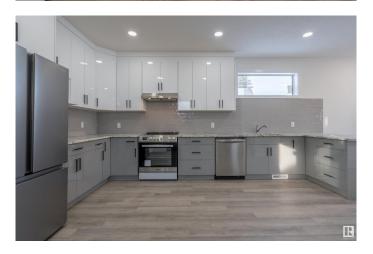
Half Baths 1

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 See Remarks, Infill Property

Parking Front/Rear Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Commercial, Playground Nearby, Public Transportation, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 7th, 2025

Days on Market 2

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 July 9th, 2025 at 12:32pm MDT