

\$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
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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	10
Zoning	Zone 21

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