

# \$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 – 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 – 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 1

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 8th, 2025 at 10:18am MDT