

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

MLS® #E4446323

**\$1,119,999**

4 Bedroom, 3.50 Bathroom, 1,133 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	1,133
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 12

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 19th, 2025 at 8:47am MDT