

Courtesy Of Dragic Janjic Of Real Broker

\$1,120,000 - 10446 142 Street, Edmonton

MLS® #E4420894

\$1,120,000

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 legal basement suites on both sides. There are 8 bedrooms and 6 full bathrooms and two half bathrooms total in the building. Located in a great west-central Edmonton location, close to amenities, public transit and with very easy access to downtown Edmonton as well as being 10 minutes away from West Edmonton Mall make this a great investment opportunity. The property features an open main floor plan in both units as well as 3 bedrooms and 2.5 bathrooms on each side. Both legal basement units have 1 bedroom and 1 bathroom. Given the city of Edmonton zoning, possibility exists of adding a fifth unit as a garage suite. High end finishings are noticeable throughout the building with great attention to detail. Main floor is highlighted by a bright living room area that connects to the dining area and a modern kitchen featuring white cabinetry. Property comes equipped with full appliances.

Built in 2023

Essential Information

MLS® #	E4420894
Price	\$1,120,000
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	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System
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 Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Grovenor School
Middle	Westminster School
High	Ross Sheppard

Additional Information

Date Listed	February 7th, 2025
Days on Market	64
Zoning	Zone 21

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