

## \$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	68
Zoning	Zone 21

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