

# \$298,888 - 10448 142 Street, Edmonton

MLS® #E4464553

**\$298,888**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Great opportunity in Grovenor! Welcome to 10448 142 Street, a fully serviced vacant lot in one of Edmonton’s most desirable and accessible neighbourhoods. This 32' x 143' property offers exceptional potential for builders and investors, especially with the new zoning bylaw that took effect on January 1, 2024. The lot can accommodate up to a five-unit building, providing a fantastic opportunity to capitalize on Edmonton’s evolving infill and multi-unit development market. From this location, you’re just 10 minutes from downtown, 13 minutes from West Edmonton Mall, 7 minutes from Yellowhead Trail, and approximately 11 minutes from Whitemud Drive. The surrounding area offers a full range of amenities, including schools, parks, health services, shopping, and leisure options. Whether you’re looking to build, sell, or hold as an investment, this property presents a prime opportunity in a thriving community.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464553  |
| Price      | \$298,888 |
| Lease Rate | \$10      |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10448 142 Street |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 2P2          |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|-------------------------------------------------------------------------------------------|

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Grovenor School    |
| Middle     | Westminster School |
| High       | Ross Sheppard      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 7                  |
| 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 November 10th, 2025 at 11:32am MST