

\$399,000 - 10452 158 Street, Edmonton

MLS® #E4428345

\$399,000

4 Bedroom, 2.00 Bathroom, 1,399 sqft
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Prime Redevelopment Opportunity â€“ 50x150 Lot Facing a Park! Investors and developers, take note! This spacious 4-bedroom, 2-bathroom home sits on a massive 696.141 m lot, offering incredible potential for future redevelopment in a sought-after Edmonton neighbourhood of Britannia Youngstown. With a detached double garage and a prime park-facing view, this property is a rare gem in a growing area. Currently rented, this home provides immediate income while you plan for its future possibilities. Enjoy easy access to schools, parks, shopping, downtown (just 10 minutes away), and West Edmonton Mall nearby. Whether you're looking to hold, renovate, or redevelop, this lotâ€™s size and location make it a standout investment

Built in 1954

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428345 |
| Price | \$399,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,399 |
| Acres | 0.00 |
| Year Built | 1954 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 10452 158 Street |
| Area | Edmonton |
| Subdivision | Britannia Youngstown |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 2Y6 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Natural Gas |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 4 |
| 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 April 4th, 2025 at 1:17am MDT