

## \$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 – 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 lot'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

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