

## \$425,000 - 10522 161 Street, Edmonton

MLS® #E4462591

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Investor Alert! Prime opportunity in Britannia Youngstown, ideally located next to a park on a large 50' x 140' corner lot. This property offers amazing potential for redevelopment, infill, or renovation perfectly suited for a future 4-plex or multi-unit project. The corner exposure allows excellent design flexibility and long-term value. This unique multi-level home provides over 1,500 sq. ft. of total living space across three levels, offering versatility for investors and homeowners alike. The main floor features a living room with fireplace, two bedrooms, & full bath. Upstairs, you'll find an expansive kitchen & dining area ideal for entertaining or future redesign. The lower level is partly finished, featuring a large primary bedroom, additional bedroom, & storage space perfect for tenants, or future suite potential. Located in a mature west-end community close to downtown, schools, shopping, recreation, and transit, this property combines strong development potential with immediate livability.

Built in 1958

### Essential Information

MLS® # E4462591

Price \$425,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,678                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10522 161 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3J7              |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Off Street Parking, Deck, See Remarks        |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

Date Listed            October 17th, 2025

Days on Market      5

Zoning                Zone 21

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Listing information last updated on October 22nd, 2025 at 12:02pm MDT