

\$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 8

Zoning Zone 21

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