# \$2,250,000 - 10463/65/67/69 159 Street, Edmonton

MLS® #E4449288

# \$2,250,000

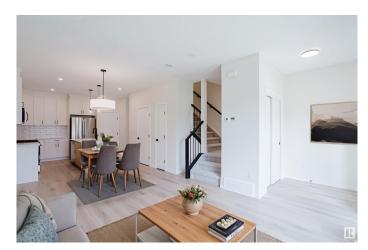
4 Bedroom, 3.50 Bathroom, 4,572 sqft Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Discover a RARE TURN-KEY INVESTMENT OPPORTUNITY in this STUNNING NEW 4PLEX with 4 LEGAL BASEMENT SUITESâ€"delivering 8 fully self-contained units with 4 separate meters and crafted to exacting standards by premiere builder, Palazzo Developments. The luminous upper floors feature 9' ceilings, modern open-concept living, chic cabinetry, quartz countertops, and elegant high-end finishes throughout. Each unit includes 3 bedrooms, 2 full bathrooms including an ensuite, 1 half bath and convenient in-suite laundry. LEGAL BASEMENT SUITES include a spacious 4th bedroom, beautiful full bath ensuite, large rec area, abundant storage, complete with HRVs and tankless hot water heaters for ultimate comfort and efficiency. Located in one of the most connected neighborhoods in the city, this turn-key multifamily property is MLI Select eligible and poised for strong appreciation with proximity to the upcoming Valley Line West LRT, WEM, Downtown, and the River Valley. Exterior digitally rendered, interior virtually staged.







Built in 2025

## **Essential Information**

MLS® # E4449288 Price \$2,250,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 4,572

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

# **Community Information**

Address 10463/65/67/69 159 Street

Area Edmonton

Subdivision Britannia Youngstown

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 3A8

#### **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors

Smoke, Front Porch, Hot Water Tankless, HRV System

Parking Spaces 4

Parking Quad or More Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

# **School Information**

Elementary Brightview School
Middle Britannia School
High St. Francis Xavier

# **Additional Information**

Date Listed July 23rd, 2025

Days on Market 3

Zoning Zone 21

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Listing information last updated on July 26th, 2025 at 8:02am MDT