\$2,199,999 - 10452 158 Street, Edmonton

MLS® #E4454862

\$2,199,999

5 Bedroom, 3.50 Bathroom, 5,081 sqft Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

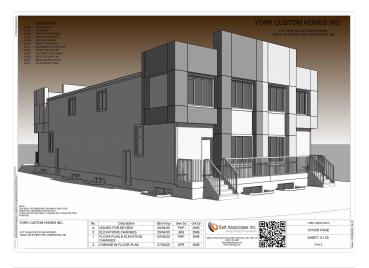
Exceptional investment opportunity in the desirable community of Britannia Youngstown! This upcoming 4-plex offers over 5,080 sq.ft. above grade (~1,270 sq.ft. per unit) with 20 beds & 14 baths. Each unit features an open-concept main floor with a living room, dining area, half bath, kitchen with pantry, and a cozy den. Upstairs, you'll find 3 bedrooms including a primary suite with walk-in closet and ensuite, plus an additional full bath. Each basement includes a separate entrance to a ~725 sq.ft. legal secondary suite with 2 bedrooms, full kitchen, living room, bathroom, and in-suite laundry â€" ideal for generating rental income or multi-generational living. Every unit comes with its own single detached garage and a fully landscaped yard for added value and convenience. Ideally located near schools, playgrounds, shopping, and public transportation, With high demand and excellent rental potential, this is a must-see income property for savvy investors!

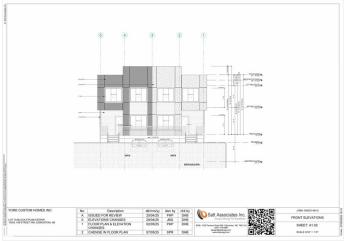
Built in 2025

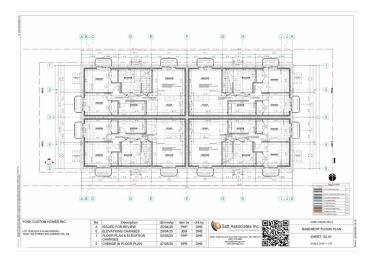
Essential Information

MLS® # E4454862 Price \$2,199,999

Bedrooms 5
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 5,081 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type 4PLEX
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 Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill

Property, 9 ft. Basement Ceiling

Parking Single Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

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, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 27th, 2025

Days on Market 1

Zoning Zone 21

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Listing information last updated on August 28th, 2025 at 5:17pm MDT