

## **\$375,000 - 10522 161 Street, Edmonton**

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MLS® #E4452450

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Attention DEVELOPERS & HANDYMEN!!

Great opportunity on this property to build a duplex, 4plex, infill or renovate. Increased desirability being located next to a large quiet park. Large lot 50 x 140. Neighborhood has seen increased activity on redevelopment making it a community with strong growth potential. House has these updates: hickory kitchen cabinets, furnace, hot water tank and roof shingles. Chance with sweat equity to greatly improve the property's value.



Built in 1958

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452450               |
| Price          | \$375,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,625                  |
| 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                                      |
| Parking   | Front Drive Access, No Garage, 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 | Park/Reserve       |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 21          |

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Listing information last updated on August 26th, 2025 at 9:31am MDT