

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

MLS® #E4454862

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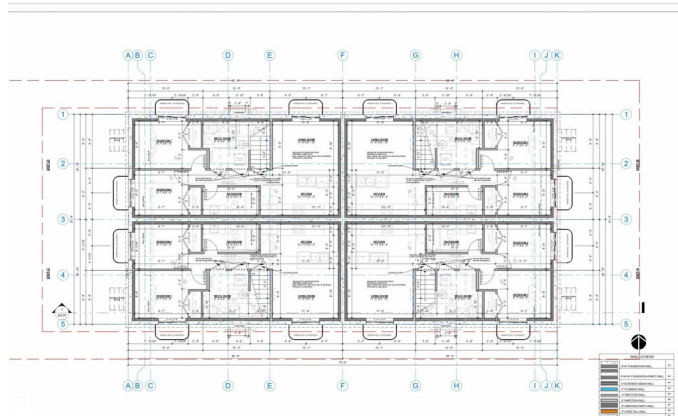
5 Bedroom, 3.50 Bathroom, 5,081 sqft

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 – ideal for generating rental income or multi-generational living. Every unit comes with a fully landscaped yard, adding 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	See Remarks

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	62
Zoning	Zone 21

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Listing information last updated on October 28th, 2025 at 9:02am MDT