

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

---

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 home'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	4
Zoning	Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 5:02am MDT