

## \$399,000 - 10452 158 Street, Edmonton

MLS® #E4428345

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

This spacious 4-bedroom, 2-bathroom home sits on a massive 696.141 m lot facing park. offering incredible potential in a sought-after Edmonton neighbourhood of Britannia Youngstown. With a detached double garage and a prime park-facing view, this property is a rare gem in a growing area. Enjoy easy access to schools, parks, shopping, downtown (just 10 minutes away), and West Edmonton Mall nearby.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428345               |
| Price          | \$399,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| 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 | Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Detached                 |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Partially Finished                                                                                      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 21          |

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Listing information last updated on April 21st, 2025 at 11:32pm MDT