

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

MLS® #E4454862

**\$2,199,999**

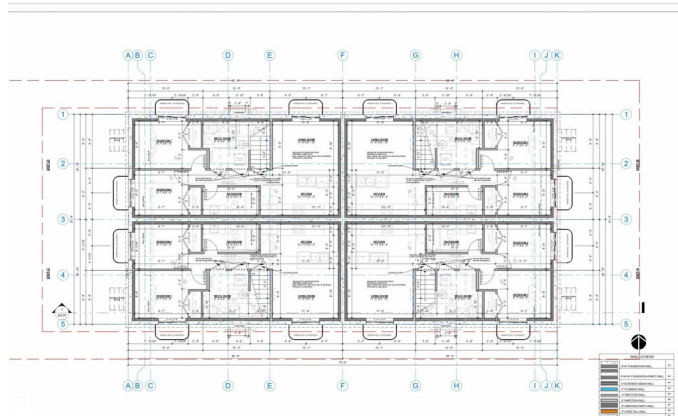
5 Bedroom, 3.50 Bathroom, 5,081 sqft

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 – 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 | 43                |
| Zoning         | Zone 21           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT