

\$349,900 - 10807 154 Street, Edmonton

MLS® #E4434270

\$349,900

3 Bedroom, 1.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Rare opportunity in High Park with this large 50x148 rectangular lot, ideal for future development. Positioned on a quiet street close to 149 St, 111 Ave, Yellowhead Trail, and downtown access, this property offers the potential to build an 8-unit multifamily project with room for a 3-4 car garage (subject to city approval). The existing bungalow with a single garage provides functional space and the opportunity to generate rental income while planning your build. A prime west-end location known for infill growth and steady demand, this lot combines size, shape, and location to support a strong long-term investment in one of Edmonton's evolving neighborhoods.

Built in 1954

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4434270 |
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 700 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 10807 154 Street |
| Area | Edmonton |
| Subdivision | High Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 2J6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Hood Fan, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 21 |

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