

# \$489,000 - 10462 161 Street, Edmonton

MLS® #E4434596

**\$489,000**

1 Bedroom, 1.00 Bathroom, 843 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Incredible Redevelopment Opportunity in Britannia Youngstown! This expansive 53' x 140' lot, directly facing a serene park, is ideal for multi-family development in one of west Edmonton's most evolving neighbourhoods. Whether you're considering a modern infill, duplex, or fourplex, the possibilities here are endless. Enjoy the convenience of being just 10 minutes to downtown, steps from public transit, close to schools, facilities like the Jasper Place Fitness and Leisure Centre and only minutes from West Edmonton Mall and Mayfield Common. A rare chance to invest in a prime, centrally located community with strong future growth potential!

Built in 1959

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434596      |
| Price          | \$489,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 843           |
| Acres          | 0.00          |
| Year Built     | 1959          |
| Type           | Single Family |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10462 161 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3J7              |

### Amenities

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

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick                               |
| Exterior Features | Corner Lot, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Brick                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 26            |
| Zoning         | Zone 21       |

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Listing information last updated on May 31st, 2025 at 3:47am MDT