

# \$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	45
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 June 19th, 2025 at 12:02am MDT