

## **\$399,900 - 10461 159 Street, Edmonton**

MLS® #E4432843

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

MOVE-IN-READY 4-bedroom bungalow with central location and large subdividable lot (50ft x 143ft)! Some of the many updates over the years include: FURNACE 2021, SEWERLINE 2023, HWT 2017, MAIN FLOOR BATHROOM RENO 2019, BASEMENT BATHROOM RENO 2015, WINDOWS 2014, SHINGLES 2011. 3 bedrooms on main level with a large living room, dining room, and bright kitchen with stainless steel appliances. Lower level offers a large rec-room, 4th bedroom with 3-piece ensuite, and storage/laundry room. Enjoy sunny mornings on your East facing deck & evening firepits in your large, landscaped & fully fenced backyard. Keep your vehicles covered in the massive 22x28 garage with an additional 9x28 storage shed attached. Convenient Central-West location just 10 minute drive to either Downtown or U of A! This is a great home to move in and enjoy, or to pick up as a rental property with future development potential (lots of new development happening in the neighbourhood already, and future LRT line nearby!). Come check it out!

Built in 1964

### **Essential Information**

MLS® # E4432843

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10461 159 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3A8

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market      6  
Zoning                Zone 21

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Listing information last updated on April 30th, 2025 at 9:32pm MDT