

\$359,900 - 10522 158 Street, Edmonton

MLS® #E4461317

\$359,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Located in the desirable Britannia Youngstown neighborhood, this massive 765 sqm (55â€™ x 149â€™) infill lot presents a prime redevelopment opportunity. Surrounded by newer infill homes and original single-family residences you can see the amazing transformation. It is zoned RS with relaxed building bylaws make it ideal for maximizing the redevelopment potential. The lot offers alley access from three directions, adding convenience for development. While the existing home is not habitable and sold as-is for lot value, the property's size and location make it an attractive investment. Great location! Just a short drive to downtown, West Edmonton Mall and many other amenities, plus quick access to Yellowhead Trail, Whitemud Drive, and Anthony Henday Drive. It's also short walking distance to parks, schools, shopping, public transit, and the future LRT station. The neighbourhood's appeal and strong potential for appreciation make this a prime opportunity for investors or buyers looking to build their dream home.

Essential Information

MLS® #	E4461317
Price	\$359,900



Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	Bungalow
Status	Active

Community Information

Address	10522 158 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2Y6

Amenities

Parking	Parking Pad Cement/Paved
---------	--------------------------

Interior

Heating	Natural Gas
---------	-------------

Exterior

Exterior Features	Back Lane, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially Fenced
-------------------	---

Additional Information

Date Listed	October 8th, 2025
Days on Market	6
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 October 14th, 2025 at 2:02pm MDT