

## **\$385,000 - 10461 159 Street, Edmonton**

MLS® #E4432843

**\$385,000**

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 \$385,000



|                |                        |
|----------------|------------------------|
| 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       15  
Zoning                 Zone 21

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