\$349,900 - 10807 154 Street, Edmonton

MLS® #E4434270

\$349.900

3 Bedroom, 1.00 Bathroom, 700 sqft Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Rare opportunity in High Park with this large 50x148 rectangular lot, ideal for future development. Positioned on a quiet street close to 149 St, 111 Ave, Yellowhead Trail, and downtown access, this property offers the potential to build an 8-unit multifamily project with room for a 3â€"4 car garage (subject to city approval). The existing bungalow with a single garage provides functional space and the opportunity to generate rental income while planning your build. A prime west-end location known for infill growth and steady demand, this lot combines size, shape, and location to support a strong long-term investment in one of Edmonton's evolving neighborhoods.



Essential Information

MLS® # E4434270

Price \$349,900 Bedrooms 3

Bathrooms 1.00

Full Baths 1

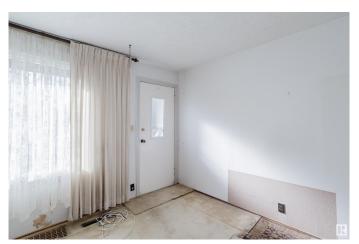
Square Footage 700

Acres 0.00 Year Built 1954

Type Single Family







Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 10807 154 Street

Area Edmonton

Subdivision High Park (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 2J6

Amenities

Amenities See Remarks

Parking Single Garage Detached

Interior

Appliances Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 2nd, 2025

Days on Market 3

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 May 5th, 2025 at 4:32am MDT