

## \$2,555,000 - 10525 159 Street, Edmonton

MLS® #E4454940

**\$2,555,000**

5 Bedroom, 3.50 Bathroom, 3,724 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to this upcoming CORNER LOT 4plex in the heart of Britannia Youngstown, offering an exceptional investment opportunity with multiple income streams. This stunning property features legal basement suites and a garage suite, for a total of 21 bedrooms, 15 bathrooms, and over 3,700 sq. ft. of living space (approx. 1,100 sq. ft. per main unit, not including the garage suite). Each basement includes a separate entrance to a ~600 sq.ft. legal secondary suite with 2 bedrooms, full kitchen, living room, bathroom, and in-suite laundry – ideal for generating rental income or multi-generational living. The garage suite adds even more versatility for investors or extended family with its own full bedroom and bathroom + kitchen and living. Located in a highly desirable neighborhood, this property is close to schools, shopping, public transportation, and playgrounds, making it attractive to both families and professionals. A fully landscaped yard will be provided for low-maintenance living.

Built in 2025

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4454940    |
| Price    | \$2,555,000 |
| Bedrooms | 5           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,724         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10525 159 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3A8              |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Single Garage Detached                                                                                  |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Stories           | 3                                                                                                                                       |
| Has Suite         | Yes                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Vinyl                                                  |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 21           |

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Listing information last updated on September 17th, 2025 at 10:47pm MDT