

# \$399,000 - 10452 158 Street, Edmonton

MLS® #E4428345

## \$399,000

4 Bedroom, 2.00 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

This spacious 4-bedroom, 2-bathroom home sits on a massive 696.141 m lot facing park, offering incredible potential in a sought-after Edmonton neighbourhood of Britannia Youngstown. With a detached double garage and a prime park-facing view, this property is a rare gem in a growing area. Enjoy easy access to schools, parks, shopping, downtown (just 10 minutes away), and West Edmonton Mall nearby.

Built in 1954

### Essential Information

MLS® #	E4428345
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,399
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address 10452 158 Street



Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2Y6

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	12
Zoning	Zone 21

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