

## **\$2,199,000 - 10463/65/67/69 159 Street, Edmonton**

MLS® #E4449288

**\$2,199,000**

4 Bedroom, 3.50 Bathroom, 4,572 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Discover a RARE TURN-KEY INVESTMENT OPPORTUNITY in this STUNNING NEW 4PLEX with 4 LEGAL BASEMENT SUITES—delivering 8 fully self-contained units with 4 separate meters and crafted to exacting standards by premiere builder, Palazzo Developments. The luminous upper floors feature 9'™ ceilings, modern open-concept living, chic cabinetry, quartz countertops, and elegant high-end finishes throughout. Each unit includes 3 bedrooms, 2 full bathrooms including an ensuite, 1 half bath and convenient in-suite laundry. LEGAL BASEMENT SUITES include a spacious 4th bedroom, beautiful full bath ensuite, large rec area, abundant storage, complete with HRVs and tankless hot water heaters for ultimate comfort and efficiency. Located in one of the most connected neighborhoods in the city, this turn-key multifamily property is MLI Select eligible and poised for strong appreciation with proximity to the upcoming Valley Line West LRT, WEM, Downtown, and the River Valley. Exterior digitally rendered, interior virtually staged.



Built in 2025

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4449288    |
| Price  | \$2,199,000 |

|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,572         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10463/65/67/69 159 Street |
| Area        | Edmonton                  |
| Subdivision | Britannia Youngstown      |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5P 3A8                   |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Hot Water Tankless, HRV System |
| Parking Spaces | 4                                                                                                                         |
| Parking        | Quad or More Detached                                                                                                     |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 3                                                                               |
| Has Suite         | Yes                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Slab                                                               |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Brightview School  |
| Middle     | Britannia School   |
| High       | St. Francis Xavier |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 94              |
| 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 25th, 2025 at 5:17am MDT