

## **\$579,000 - 10345 159 Street, Edmonton**

MLS® #E4461377

**\$579,000**

6 Bedroom, 3.00 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Investor's Dream or Multi-Family Haven!  
This unique side-by-side bungalow duplex sits proudly on a large corner lot of 50 x 150 ft, offering incredible versatility and value. One unit is fully finished, while the other features a main floor plus a spacious basement complete with its own entrance, laundry, full kitchen, and two bedrooms – perfect for extended family. Designed with both privacy and practicality in mind, this property suits multi-generational living, investors, or future redevelopment opportunities. Recent upgrades include basement improvements (2023), drainage enhancements, new flooring, and a 2024 hot water tank. The property also includes a detached garage and is ideally located near schools, shopping, transit, and the upcoming LRT. Whether you choose to live in one side and rent the other or hold as an investment, this property offers endless potential!

Built in 1957

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4461377  |
| Price          | \$579,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,352     |



|            |                     |
|------------|---------------------|
| Acres      | 0.00                |
| Year Built | 1957                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Raised Bungalow     |
| Status     | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10345 159 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3A5              |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | Single Garage Detached                |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories      | 2                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | See Remarks, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 8th, 2025 |
|-------------|-------------------|

Days on Market 17

Zoning Zone 21

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Listing information last updated on October 24th, 2025 at 10:47pm MDT