

\$379,000 - 10312 158 Street, Edmonton

MLS® #E4446825

\$379,000

0 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Investor Alert! Prime Redevelopment Opportunity on a 50â€™™ x 150â€™™ Lot (696.39 mÂ²) This well-maintained bungalow sits on a massive lot, offering excellent future development potential. The main floor features 2 bedrooms plus a den, a functional kitchen, a bright dining area, and a newly renovated 4-piece bathroom. The fully finished basement includes a family room, an additional bedroom, and a 3-piece bathroom. Recent upgrades include a new metal roof and new laminate flooring. Located minutes from downtown and West Edmonton Mall, with quick access to Yellowhead Trail and Anthony Henday. Walking distance to parks, schools, shopping, public transit, and the future LRT station. Lease in place until January 31, 2026. Rental income helps offset carrying costs while planning for future development.



Essential Information

MLS® #	E4446825
Price	\$379,000
Bathrooms	2.00
Full Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	Bungalow

Status Active

Community Information

Address 10312 158 Street
Area Edmonton
Subdivision Britannia Youngstown
City Edmonton
County ALBERTA
Province AB
Postal Code T5P 2Y3

Amenities

Parking Single Garage Detached

Interior

Heating Natural Gas

Exterior

Exterior Features Fenced, Flat Site, Landscaped

Additional Information

Date Listed July 6th, 2025
Days on Market 37
Zoning Zone 21

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