

\$579,000 - 10345 159 Street, Edmonton

MLS® #E4461377

\$579,000

6 Bedroom, 3.00 Bathroom, 1,261 sqft
Single Family on 0.00 Acres

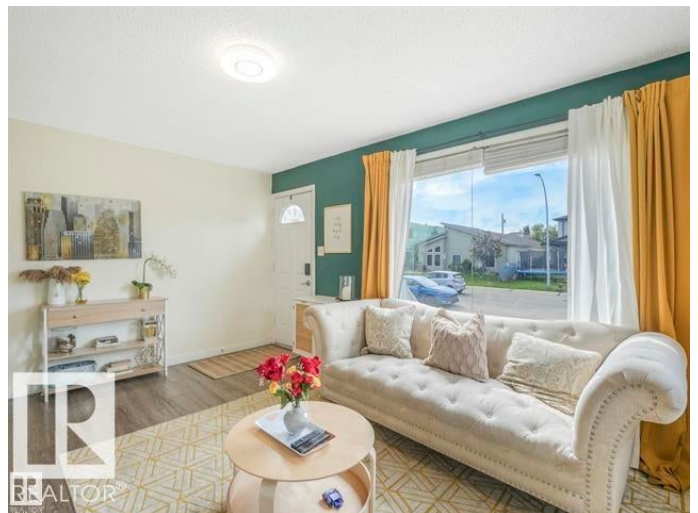
Britannia Youngstown, Edmonton, AB

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 suite 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	1,261
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 1

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 9th, 2025 at 2:02am MDT