

# \$2,199,999 - 10462 161 Street, Edmonton

MLS® #E4454859

**\$2,199,999**

5 Bedroom, 3.50 Bathroom, 4,822 sqft

Single Family on 0.00 Acres

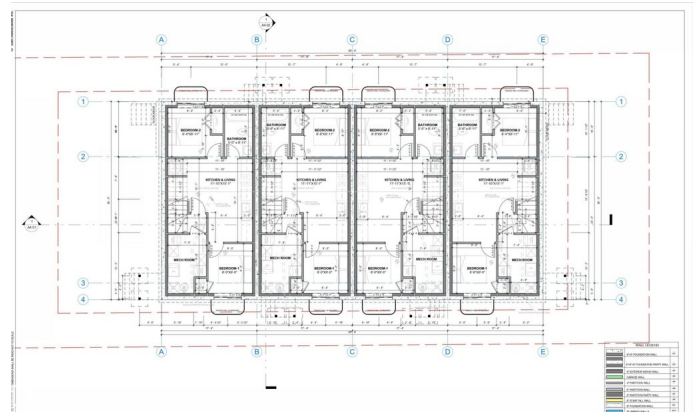
Britannia Youngstown, Edmonton, AB

Exceptional investment opportunity in the desirable community of Britannia Youngstown. This upcoming 4-plex with over 4800 sqft above grade (1200sqft./ unit) with 20 beds & 14 baths. Each features a modern, open-concept main floor, including a living room, dining area, half bath, and kitchen with a pantry. Upstairs, every unit features 3 bedrooms, including a primary suite with a walk-in closet and an en-suite bathroom, as well as an additional full bathroom. Each basement has a separate entrance to a ~620 sq.ft. legal secondary suite containing 2 bedrooms with a full kitchen, living room, bathroom, and laundry – perfect for generating rental income or multi-generational living. Each unit also features its own single detached garage, adding value and convenience. A fully landscaped yard is provided, and the property is conveniently located near schools, playgrounds, shopping, and public transportation. A high-demand area with strong rental potential makes this a must-see for savvy investors!

Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4454859    |
| Price  | \$2,199,999 |



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,822         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10462 161 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3J7              |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Single Garage Detached                                                                                  |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| 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, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 21           |

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Listing information last updated on September 18th, 2025 at 11:03am MDT