

\$2,555,000 - 10525 159 Street, Edmonton

MLS® #E4454940

\$2,555,000

5 Bedroom, 3.50 Bathroom, 3,724 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to this upcoming CORNER LOT 4plex in the heart of Britannia Youngstown, offering an exceptional investment opportunity with multiple income streams. This stunning property features legal basement suites and a garage suite, for a total of 21 bedrooms, 15 bathrooms, and over 3,700 sq. ft. of living space (approx. 1,100 sq. ft. per main unit, not including the garage suite). Each basement includes a separate entrance to a ~600 sq.ft. legal secondary suite with 2 bedrooms, full kitchen, living room, bathroom, and in-suite laundry – ideal for generating rental income or multi-generational living. The garage suite adds even more versatility for investors or extended family with its own full bedroom and bathroom + kitchen and living. Located in a highly desirable neighborhood, this property is close to schools, shopping, public transportation, and playgrounds, making it attractive to both families and professionals. A fully landscaped yard will be provided for low-maintenance living.

Built in 2025

Essential Information

MLS® #	E4454940
Price	\$2,555,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,724
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	10525 159 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3A8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill Property, 9 ft. Basement Ceiling
Parking	See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, 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, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	69
Zoning	Zone 21

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