

## \$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 50' x 150' Lot (696.39 m<sup>2</sup>) 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        25  
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 July 31st, 2025 at 10:02am MDT