

# \$470,000 - 10345 159 Street, Edmonton

MLS® #E4454147

**\$470,000**

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

Britannia Youngstown, Edmonton, AB

This ONE-Of-A-KIND side by side duplex sits on a SPACIOUS corner lot perfect for Investors & Families. A fully finished home + a home with a main floor and a spacious basement with its own private entrance, laundry, and full kitchen. Thoughtfully laid out for privacy and function, itâ€™s ideal for an extended family, house hacking, generating rental income or redevelopment. Some updates done in 2023 include basement upgrades, drainage improvements, flooring & hot water tank (2024). This large corner lot with a detached garage sits in a family friendly neighborhood surrounded by new developments and minutes from schools, groceries, transit, and the future LRT. Whether you want to live in one side and rent out the rest, or simply invest, this one checks ALL the boxes!

Built in 1957

## Essential Information

MLS® #	E4454147
Price	\$470,000
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 21

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