

\$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 50â€™™ x 150â€™™ Lot (696.39 mÂ²) 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
Lease Rate	\$15
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
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Interior

Heating	Natural Gas
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Exterior

Exterior Features	Fenced, Flat Site, Landscaped
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Additional Information

Date Listed	July 6th, 2025
Days on Market	102
Zoning	Zone 21

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Listing information last updated on October 16th, 2025 at 9:47am MDT