

# \$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 |
|---------|------------------------|

### Interior

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped |
|-------------------|-------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 89             |
| Zoning         | Zone 21        |

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Listing information last updated on October 2nd, 2025 at 11:32pm MDT