

## **\$374,988 - 10731 163 Street, Edmonton**

MLS® #E4451083

**\$374,988**

4 Bedroom, 1.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

Mayfield, Edmonton, AB

Prime Corner Lot in a High-Demand Area! This spacious West Edmonton property presents an incredible opportunity for developers, builders, or savvy investors. Situated on a quiet street with convenient alley on the North side, it's ideal for future infill development. The charming raised bungalow offers 3 bedrooms, a bright living and dining area, and a full bath on the main floor. The fully finished basement features a separate entrance, large rec room, and an additional bedroom—great for extended family or potential suite development. Enjoy the fully fenced and private backyard with a huge deck and an oversized single garage—perfect for outdoor living and secure parking. Recent upgrades include a new hot water tank, furnace, shingles, and main floor windows. Very easily accessible from Yellowhead HWY through 170 st or 156 st. Conveniently located close to schools, parks, shopping centre, and major transit routes with a huge lot size approx. 55' x 110'. Must see !!!!!

Built in 1958

### **Essential Information**

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Price \$374,988

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10731 163 Street |
| Area        | Edmonton         |
| Subdivision | Mayfield         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 3P5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Hot Water Instant, Hot Water Tankless, Parking-Extra, Infill Property |
| Parking Spaces | 2  |
| Parking        | Over Sized, Single Garage Detached   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Mayfield School  
Middle                      Britannia School  
High                        Ross Sheppard School

**Additional Information**

Date Listed                August 3rd, 2025  
Days on Market        1  
Zoning                      Zone 21

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