

# \$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. 55â€™™ x 110â€™™. Must see !!!!!

Built in 1958

## Essential Information

MLS® #	E4451083
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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