

## \$2,199,999 - 10462 161 Street, Edmonton

MLS® #E4454859

**\$2,199,999**

5 Bedroom, 3.50 Bathroom, 4,822 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Exceptional investment opportunity in the desirable community of Britannia Youngstown. This upcoming 4-plex with over 4800 sqft above grade (1200sqft./ unit) with 20 beds & 14 baths. Each features a modern, open-concept main floor, including a living room, dining area, half bath, and kitchen with a pantry. Upstairs, every unit features 3 bedrooms, including a primary suite with a walk-in closet and an en-suite bathroom, as well as an additional full bathroom. Each basement has a separate entrance to a ~620 sq.ft. legal secondary suite containing 2 bedrooms with a full kitchen, living room, bathroom, and laundry – perfect for generating rental income or multi-generational living. A fully landscaped yard is provided, and the property is conveniently located near schools, playgrounds, shopping, and public transportation. A high-demand area with strong rental potential makes this a must-see for savvy investors!

Built in 2025

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4454859    |
| Price     | \$2,199,999 |
| Bedrooms  | 5           |
| Bathrooms | 3.50        |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,822         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10462 161 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3J7              |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill Property, 9 ft. Basement Ceiling |
| Parking   | See Remarks                                                                                             |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 39                |
| Zoning         | Zone 21           |

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Listing information last updated on October 4th, 2025 at 10:17pm MDT