

\$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. Each unit also features its own single detached garage, adding value and convenience. 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	Single Garage Detached

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	9
Zoning	Zone 21

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