

## \$359,900 - 10522 158 Street, Edmonton

MLS® #E4461317

**\$359,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Located in the desirable Britannia Youngstown neighborhood, this massive 765 sqm (55â€™ x 149â€™) infill lot presents a prime redevelopment opportunity. Surrounded by newer infill homes and original single-family residences you can see the amazing transformation. It is zoned RS with relaxed building bylaws make it ideal for maximizing the redevelopment potential. The lot offers alley access from three directions, adding convenience for development. While the existing home is not habitable and sold as-is for lot value, the property's size and location make it an attractive investment. Great location! Just a short drive to downtown, West Edmonton Mall and many other amenities, plus quick access to Yellowhead Trail, Whitemud Drive, and Anthony Henday Drive. It's also short walking distance to parks, schools, shopping, public transit, and the future LRT station. The neighbourhood's appeal and strong potential for appreciation make this a prime opportunity for investors or buyers looking to build their dream home.

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4461317  |
| Price  | \$359,900 |



|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Style     | Bungalow        |
| Status    | Active          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10522 158 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2Y6              |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Parking Pad Cement/Paved |
|---------|--------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially Fenced |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 21           |

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Listing information last updated on October 13th, 2025 at 2:02pm MDT