

## \$349,900 - 10807 154 Street, Edmonton

MLS® #E4434270

### \$349,900

3 Bedroom, 1.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Rare opportunity in High Park with this large 50x148 rectangular lot, ideal for future development. Positioned on a quiet street close to 149 St, 111 Ave, Yellowhead Trail, and downtown access, this property offers the potential to build an 8-unit multifamily project with room for a 3-4 car garage (subject to city approval). The existing bungalow with a single garage provides functional space and the opportunity to generate rental income while planning your build. A prime west-end location known for infill growth and steady demand, this lot combines size, shape, and location to support a strong long-term investment in one of Edmonton's evolving neighborhoods.

Built in 1954

### Essential Information

MLS® #	E4434270
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.00
Year Built	1954
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10807 154 Street
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2J6

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	Zone 21

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