

# \$470,000 - 10345 159 Street, Edmonton

MLS® #E4454147

**\$470,000**

6 Bedroom, 3.00 Bathroom, 1,261 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

This ONE-Of-A-KIND side by side duplex sits on a SPACIOUS corner lot perfect for Investors & Families. A fully finished home + a home with a main floor and a spacious basement with its own private entrance, laundry, and full kitchen. Thoughtfully laid out for privacy and function, itâ€™s ideal for an extended family, house hacking, generating rental income or redevelopment. Some updates done in 2023 include basement upgrades, drainage improvements, flooring & hot water tank (2024). This large corner lot with a detached garage sits in a family friendly neighborhood surrounded by new developments and minutes from schools, groceries, transit, and the future LRT. Whether you want to live in one side and rent out the rest, or simply invest, this one checks ALL the boxes!

Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454147  |
| Price          | \$470,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,261     |
| Acres          | 0.00      |



|            |                     |
|------------|---------------------|
| Year Built | 1957                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Raised Bungalow     |
| Status     | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10345 159 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3A5              |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | Single Garage Detached                |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories      | 2                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | See Remarks, Finished                                                                                                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 21           |

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Listing information last updated on August 23rd, 2025 at 3:32am MDT