

## \$324,900 - 10471 159 Street, Edmonton

MLS® #E4464934

**\$324,900**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Exceptional opportunity to acquire a 660 m<sup>2</sup> lot in one of Edmonton's desirable and fast-growing areas—perfect for redevelopment or investment. This generously sized parcel offers excellent potential for a custom home, duplex, or multi-unit project (subject to city approval), with favorable zoning and strong surrounding property values. The property currently includes a house, but it is being sold strictly as land value. With close proximity to transit, schools, parks, and amenities, this prime location is ideal for builders and visionaries looking to capitalize on Edmonton's momentum.

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4464934        |
| Price      | \$324,900       |
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Style      | Bungalow        |
| Status     | Active          |

### Community Information

|         |                  |
|---------|------------------|
| Address | 10471 159 Street |
|---------|------------------|



|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3A8              |

### **Amenities**

|         |                                                                     |
|---------|---------------------------------------------------------------------|
| Parking | Front/Rear Drive Access, Over Sized, Rear Drive Access, See Remarks |
|---------|---------------------------------------------------------------------|

### **Interior**

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

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Back Lane, Flat Site, Level Land |
|-------------------|----------------------------------|

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 21 |
|--------|---------|

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Listing information last updated on November 8th, 2025 at 4:17am MST