

## \$325,000 - 10458 166 Street, Edmonton

MLS® #E4440877

**\$325,000**

3 Bedroom, 2.00 Bathroom, 812 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Unlock the potential of this charming home in sought-after Britannia Youngstown! Bursting with opportunity, this 812 sq.ft. home with double detached garage is ready for your personal touch or visionary redesign. Nestled on a generous 50' x 125' lot along a beautiful tree-lined street, it offers a warm and friendly neighborhood vibe with a mix of primarily original homes and some thoughtful new development. Whether you're unlocking the renovation potential, dreaming of building a single-family home or exploring multi-unit possibilities, this property offers endless potential. Enjoy quick access to Henday, Yellowhead Tr., schools, local parks, shopping, transit and all the amenities you need. Ideal for DIYers, builders, investors, or anyone ready to create something special, this is your chance to put down roots in an evolving, community-focused area . Opportunity like this doesn't come often at this price—This is your chance to bring your ideas to life in a neighborhood that feels like home.

Built in 1959

### Essential Information

MLS® # E4440877

Price \$325,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10458 166 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4C7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 1

Zoning Zone 21

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Listing information last updated on June 7th, 2025 at 3:47pm MDT