

# **\$2,250,000 - 10463/65/67/69 159 Street, Edmonton**

MLS® #E4449288

**\$2,250,000**

4 Bedroom, 3.50 Bathroom, 4,572 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Discover a RARE TURN-KEY INVESTMENT OPPORTUNITY in this STUNNING NEW 4PLEX with 4 LEGAL BASEMENT SUITES—delivering 8 fully self-contained units with 4 separate meters and crafted to exacting standards by premiere builder, Palazzo Developments. The luminous upper floors feature 9'™ ceilings, modern open-concept living, chic cabinetry, quartz countertops, and elegant high-end finishes throughout. Each unit includes 3 bedrooms, 2 full bathrooms including an ensuite, 1 half bath and convenient in-suite laundry. LEGAL BASEMENT SUITES include a spacious 4th bedroom, beautiful full bath ensuite, large rec area, abundant storage, complete with HRVs and tankless hot water heaters for ultimate comfort and efficiency. Located in one of the most connected neighborhoods in the city, this turn-key multifamily property is MLI Select eligible and poised for strong appreciation with proximity to the upcoming Valley Line West LRT, WEM, Downtown, and the River Valley. Exterior digitally rendered, interior virtually staged.

Built in 2025

## **Essential Information**

MLS® #	E4449288
Price	\$2,250,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,572
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	10463/65/67/69 159 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3A8

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Hot Water Tankless, HRV System
Parking Spaces	4
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **School Information**

Elementary	Brightview School
Middle	Britannia School
High	St. Francis Xavier

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	4
Zoning	Zone 21

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Listing information last updated on July 27th, 2025 at 2:47am MDT