

## \$1,128,000 - 10152 160 Street, Edmonton

MLS® #E4442083

**\$1,128,000**

9 Bedroom, 7.50 Bathroom, 3,776 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Here's your chance to own a WELL-BUILT and SPACIOUS TRIPLEX in a prime West Edmonton location. Each of the 3 units offers over 1,250 SQFT OF DEVELOPED LIVING SPACE, with open-concept living, 3 bedrooms, 2.5 baths. Upstairs features a PRIVATE PRIMARY SUITE, two additional bedrooms, and a full bath. DURABLE LVP FLOORING runs throughout the main level, with carpet upstairs for added comfort. Designed with MODERN LIVING in mind, each unit includes LARGE WINDOWS for plenty of natural light, and a FULL BASEMENT with laundry, a bathroom rough-in, and POTENTIAL for a 4th bedroom or SECONDARY SUITE to boost future revenue. Situated on a 696 sqm corner lot with a TRIPLE GARAGE (one bay per unit), this newer property is close to schools, parks, shopping, and transit. A FANTASTIC INVESTMENT opportunity with STRONG RENTAL POTENTIAL and FUTURE UPSIDE!

Built in 2014

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4442083    |
| Price      | \$1,128,000 |
| Bedrooms   | 9           |
| Bathrooms  | 7.50        |
| Full Baths | 6           |



|                |               |
|----------------|---------------|
| Half Baths     | 3             |
| Square Footage | 3,776         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10152 160 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3E7              |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, Parking-Extra, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 3                                                                                                                                                                     |
| Parking        | Triple Garage Detached                                                                                                                                                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Corner Lot, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Fiberglass                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 21         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 12:02am MDT