

## \$400,000 - 10455 163 Street, Edmonton

MLS® #E4460617

**\$400,000**

3 Bedroom, 2.00 Bathroom, 670 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Offering over 1,200 sqft of thoughtfully designed living space, this westend home is perfect for those who value comfort, charm and community. Step into the cozy living room filled with natural light, the perfect spot to connect with your partner, read a book or gather with family. The kitchen provides plenty of cabinetry and flows seamlessly into a dining nook that's just right for sharing meals and making memories. The main floor features two generously-sized bedrooms and a full bath, while the fully renovated basement provides an additional bedroom, another full bath, and a spacious recreation room ideal for movie nights, play space, or hosting guests. Step out to the backyard and you'll be delighted by the endless possibilities, whether you dream of hosting summer barbecues, starting a garden, or building a future garage or garage suite, this yard is ready to bring those ideas to life. Conveniently located close to schools, parks, shopping, and transit, this home offers comfort, charm and community.

Built in 1958

### Essential Information

MLS® # E4460617

Price \$400,000

Lease Rate \$15



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 670                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10455 163 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3N9              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Hot Water Natural Gas |
| Parking   | 2 Outdoor Stalls                                                    |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| 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, Finished                                                                       |

### Exterior

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

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Youngstown School          |
| Middle     | Britannia, St. Thomas More |
| High       | Ross Shepp, St Francis Xav |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 21           |

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