

\$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	12
Zoning	Zone 21

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