

## \$445,000 - 10333 162 Street, Edmonton

MLS® #E4424863

**\$445,000**

5 Bedroom, 2.50 Bathroom, 1,037 sqft  
Condo / Townhouse on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Excellent quiet residential location Newer Half Duplex raised Bungalow No Condo Fees walking distance to schools, major shopping, and services, transportation, and Hospital 5 minute Drive. Presently Managed and rented by Davies Property Management Super Income of \$3075 per month with legal bsmt suite. Bright open floor plans up and down with single detached garage perfect for winter season. Spacious open bright main floor over 1030 sq ft has modern counters, kitchen and washrooms, low maintenance floor, bright and light. The legal suite with separate entrance to the lower level basement has large living great room area with open kitchen, 2 bedrooms, and 4 piece washroom plus laundry. This Exceptional property would be ideal to live in as home residence with extra income generated from separate rental or would be Fantastic remaining as a Income Property with Very Very Good Rental Cash Flow. Also Potential of adjacent side of duplex 10331 for sale also great income \$3225 per month. Many Many Options Here !!

Built in 2012

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424863  |
| Price  | \$445,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10333 162 Street     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 3M1              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Exterior Walls- 2"x6", Vinyl Windows, See Remarks |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 21         |

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Listing information last updated on April 18th, 2025 at 2:02am MDT