

## **\$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 Suite	Yes
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	56
Zoning	Zone 21

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