

\$2,199,000 - 10463/65/67/69 159 St Nw, Edmonton

MLS® #E4449288

\$2,199,000

4 Bedroom, 4.00 Bathroom, 4,572 sqft

Single Family on 0.16 Acres

Britannia Youngstown, Edmonton, Alberta

Discover a RARE TURN-KEY INVESTMENT OPPORTUNITY in this STUNNING NEW 4PLEX with 4 LEGAL BASEMENT SUITES—delivering 8 fully self-contained units with 4 separate meters and crafted to exacting standards by premiere builder, Palazzo Developments. The luminous upper floors feature 9'™ ceilings, modern open-concept living, chic cabinetry, quartz countertops, and elegant high-end finishes throughout. Each unit includes 3 bedrooms, 2 full bathrooms including an ensuite, 1 half bath and convenient in-suite laundry. LEGAL BASEMENT SUITES include a spacious 4th bedroom, beautiful full bath ensuite, large rec area, abundant storage, complete with HRVs and tankless hot water heaters for ultimate comfort and efficiency. Located in one of the most connected neighborhoods in the city, this turn-key multifamily property is MLI Select eligible and poised for strong appreciation with proximity to the upcoming Valley Line West LRT, WEM, Downtown, and the River Valley. Exterior digitally rendered, interior virtually staged. (id:6289)

Built in 2025

Essential Information

Listing #	E4449288
Price	\$2,199,000
Bedrooms	4



Bathrooms	4.00
Half Baths	1
Square Footage	4,572
Acres	0.16
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10463/65/67/69 159 St Nw
Subdivision	Britannia Youngstown
City	Edmonton
Province	Alberta
Postal Code	T5P3A8

Amenities

Amenities	Schools, Shopping, Ceiling - 9ft
Features	Flat site, Lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Gas stove(s), Washer
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Exp Realty
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