

Edmonton		**Britannia Youngstown**	**LP: $400,000**
10466 159 ST NW		T5P 3A7	SP:

ACTIVE

Listing ID #	E4512056		
Building Type	Detached Single Family		
Style	Bungalow	**Sold Date**	
Year Built	1957	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	4
Half Baths	0	**Basement**	Full
Total Baths	2.0	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,039.05	**Tot Flr AG SqM**	96.53

This 1040sqft bungalow offers 4 bedrooms, a massive 28x28 garage, solar panels and much more, all on a huge 50x143 lot! Great location backing onto the community league and skating rink, across the field from Britannia School, and just a block from Fred Broadstock pool. Stepping into the home you'll find a sunny living room with hardwood floors and a big picture window, and a spacious dining room that's perfect for entertaining. The kitchen is smartly renovated with full-height cabinets and stainless appliances, plus plenty of counterspace and storage. Down the hall you'll find 2 large bedrooms and a renovated bathroom with dual sinks. The basement is finished with an enormous family room and 2 more bedrooms, plus an upgraded bathroom, laundry and lots of storage. The back yard is spacious and private with mature landscaping, garden boxes, RV parking and gate, and an enormous oversized heated double garage. Recent upgrades include solar panels (2024, Zeno Renewables), Furnace (2020), Roof (2018) and more!

Directions

Living Room	4.75x4.08	M	**Bedroom 3**	3.87x3.18	B	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	4.97x2.88	M	**Bedroom 4**	3.30x3.27	B	**1**	5	M	No	**Main**		
Kitchen	2.99x2.17	M	**Gym/Exercise**	2.92x2.70	B	**2**	4	B	No	**Upper**		
Family Room	6.91x3.26	B	**Storage Room**	2.31x2.08	B	**3**				**Above Grd**		
Den						**4**				**Lower**		
Bonus Room						**5**				**Below Grd**		
Primary Bedrm	3.95x3.53	M				**6**				**Tot Flr AG**	96.53	1,039.05
Bedroom 2	3.87x2.77	M				**7**				**# Finished**	2	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Fully Finished
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Stucco	**Garage Suite**	**Permit**
Flooring	Carpet, Hardwood	**Garden Suite**	**Permit**
Features	No Smoking Home, Vinyl Windows, See Remarks	**Lot Shape**	Rectangular **Front Expsure** East
		Lot Size SqM	663.97 **F x D (m)** 15.28 x 43.58
		Zoning	RS
		Tax Amount	$4,228.00 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks	**Goods Excl**	Electric Fireplace in Living Room
		Warranty	
		Fireplace	
Site Features	Back Lane, Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Detached, Heated, Over Sized	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	2 / **Garage Dim** 28x28

Condo Name		**Floor Location**	**Floor#**
Condo Fee	**Fee Schedule**	**#Floors in Build**	**Elevator**
Fee Includes		**Balcony/Terrace**	**Min Age**
		Titled Storage	
		Parking Type	
		Unit Exposure	