

## \$349,900 - 10807 154 Street, Edmonton

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MLS® #E4434270

**\$349,900**

3 Bedroom, 1.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Rare opportunity in High Park with this large 50x148 rectangular lot, ideal for future development. Positioned on a quiet street close to 149 St, 111 Ave, Yellowhead Trail, and downtown access, this property offers the potential to build an 8-unit multifamily project with room for a 3-4 car garage (subject to city approval). The existing bungalow with a single garage provides functional space and the opportunity to generate rental income while planning your build. A prime west-end location known for infill growth and steady demand, this lot combines size, shape, and location to support a strong long-term investment in one of Edmonton's evolving neighborhoods.



Built in 1954

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434270      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 700           |
| Acres          | 0.00          |
| Year Built     | 1954          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10807 154 Street     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2J6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas              |
| Stories      | 2                                      |
| Has Basement | Yes                                    |
| Basement     | Full, Partially Finished               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 21       |

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