

\$349,900 - 10807 154 Street, Edmonton

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on May 7th, 2025 at 4:17am MDT