

DRAWING INDEX
A1.00 COVER PAGE
A1.01 SITE PLAN
A2.01 FRONT & REAR ELEVATION
A2.02 RIGHT ELEVATION
A2.03 LEFT ELEVATION
A3.01 BASEMENT FLOOR PLAN
A3.02 FIRST FLOOR PLAN
A3.03 SECOND FLOOR PLAN
A3.04 ROOF FLOOR PLAN
A4.01 BUILDING SECTION A
A4.02 BUILDING SECTION B
A5.01 3D PERSPECTIVES

2234093 ALBERTA LTD

LOT 8 BLOCK 13 PLAN 4414KS
10462 161 STREET NW, EDMONTON, AB

NOTE: THE BASIC 3D RENDERING SHOWN IS ONLY FOR GRAPHICAL REPRESENTATION ONLY. IT SHOULD NOT BE USED TO DERIVE ANY CONSTRUCTION PURPOSES.

2234093 ALBERTA LTD

LOT 8 BLOCK 13 PLAN 4414KS
10462 161 STREET NW, EDMONTON, AB

No.	Description	dd/mm/yy	dwn by	chk by
A	ISSUED FOR REVIEW	03/07/25	PHP	DHB
B	CHANGE IN FLOOR PLAN	21/07/25	KRK	DHB

Satt Associates Inc.
Always Striving For Excellence
#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L8
(587) 315-6887
design@sattengg.com
www.sattengg.com

JOB# :SAD25-794-1
COVER PAGE
SHEET: A1.00
SCALE

© Satt Associates Inc. 2025. All rights reserved. 21-07-2025 16:00:50

Edmonton Alberta

\$2,199,999

Exceptional investment opportunity in the desirable community of Britannia Youngstown. This upcoming 4-plex with over 4800 sqft above grade (1200sqft./ unit) with 20 beds & 14 baths. Each features a modern, open-concept main floor, including a living room, dining area, half bath, and kitchen with a pantry. Upstairs, every unit features 3 bedrooms, including a primary suite with a walk-in closet and an en-suite bathroom, as well as an additional full bathroom. Each basement has a separate entrance to a ~620 sq.ft. legal secondary suite containing 2 bedrooms with a full kitchen, living room, bathroom, and laundry -- perfect for generating rental income or multi-generational living. Each unit also features its own single detached garage, adding value and convenience. A fully landscaped yard is provided, and the property is conveniently located near schools, playgrounds, shopping, and public transportation. A high-demand area with strong rental potential makes this a must-see for savvy investors! (id:6769)

- Bedroom 4 Measurements not available
- Bedroom 5 Measurements not available
- Second Kitchen Measurements not available
- Living room Measurements not available
- Dining room Measurements not available

- Kitchen Measurements not available
- Primary Bedroom Measurements not available
- Bedroom 2 Measurements not available
- Bedroom 3 Measurements not available

Listing Presented By:

Originally Listed by:
RE/MAX Excellence

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net