

## \$430,000 - 10304 164 Avenue, Edmonton

MLS® #E4453548

**\$430,000**

5 Bedroom, 2.50 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to this charming and well-maintained 4-level split located in the desirable community of Lorelei. This cozy Castledowns home offers 1200 sq/ft of living space above grade, with a total of 5 bedrooms and 3 bathrooms throughout. The main levels feature newer flooring and renovated bathrooms, giving a fresh and modern feel throughout. A fully finished basement adds even more living area, including a large family room with a fireplace, a bedroom and bathroom. There is plenty of organized storage space throughout. Situated on a massive lot, the outdoor space truly stands out with a large deck for gatherings, a fully fenced yard for privacy, and plenty of room for kids, pets, or gardening. The property also offers a large double detached garage, and an extended side driveway offering ample parking space. Located close to schools, parks, shopping, & transit, this home combines comfort, convenience, and incredible value in a family-friendly neighbourhood. Perfect for first time homebuyers and investors.

Built in 1976

### Essential Information

MLS® # E4453548

Price \$430,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,201                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10304 164 Avenue |
| Area        | Edmonton         |
| Subdivision | Lorelei          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2E2          |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking   | Double Garage Detached, Front Drive Access       |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace    | Yes                                                                                                                                         |
| Fireplaces   | Brick Facing                                                                                                                                |
| Stories      | 4                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                    |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingles           |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 27           |

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 August 26th, 2025 at 12:32am MDT