

## \$395,000 - 16427 105 Avenue, Edmonton

MLS® #E4435131

**\$395,000**

4 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Ready to move in! Nestled on a quiet street in the sought-after community of Britannia Youngstown, this well-maintained bungalow offers a perfect blend of comfort & updates. Enter on the new front steps (2025) to explore this great family home. Featuring 3 bedrooms & 1 full bath on the main floor, flaunting a modern & spacious, sun-filled kitchen ideal for everyday living & entertaining. Recent upgrades include new windows and doors (2021 & 2022), air conditioning (2019), updated flooring & fresh paint (2023), a new hot water tank (2023). The basement offers excellent additional space with a large Rec Room, a huge 4th bedroom, full bathroom, ample storage, & newer windows & wells (2015) – perfect for guests or potential suite conversion. Enjoy relaxing summer days in the south-facing, large backyard. With mature trees, nearby parks, schools, & convenient access to the Anthony Henday & Whitemud Drive, West Edmonton Mall and the Misericordia Hospital, this home is a must-see for families or investors alike.

Built in 1958

### Essential Information

MLS® # E4435131

Price \$395,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 961                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16427 105 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0V2              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Single Garage Detached                          |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dryer, Microwave Hood Fan, Stove-Gas, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Lot Description   | 558                                 |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |

Foundation                Concrete Perimeter

**School Information**

Elementary                Youngston  
Middle                      Holy Cross  
High                        JP & FX

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        1  
Zoning                      Zone 21

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