

## \$285,000 - 16437 106 Avenue, Edmonton

MLS® #E4460934

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

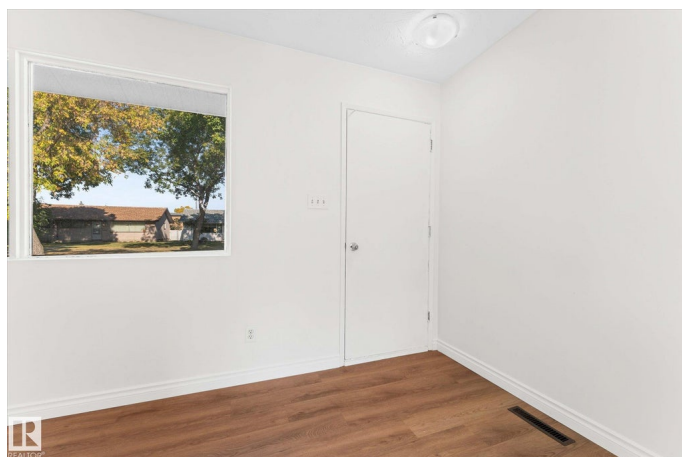
Home ownership in the heart of the West End for under \$300k!! This bright and updated 3 bedroom, 1 full bath home is in the mature, quiet neighborhood of Britannia Youngstown.

The open floor plan allows a spacious flow between the living room, dining room and into the bright kitchen with south facing window. Updated flooring, fresh paint throughout and renovated bathroom make this home move in ready. The south facing large backyard has mature trees and patio space PLUS a shed! Plenty of room to build your vegetable or flower gardens. The oversized single garage has an additional space built on for storage or a workshop, with tons of extra parking off the back alley access. Perfect for first time home buyers, downsizers or investors this home is turnkey!

Built in 1958

### Essential Information

MLS® #	E4460934
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1958



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

### Community Information

Address	16437 106 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0X1

### Amenities

Amenities	Deck, See Remarks
Parking	Over Sized, Rear Drive Access, Single Garage Detached, See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 5th, 2025
Zoning	Zone 21

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