

## \$349,000 - 16415 106 Avenue, Edmonton

MLS® #E4450331

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

ATTENTION INVESTORS, DEVELOPERS, AND FIRST-TIME BUYERS!! This is a prime opportunity you don't want to miss. Situated on a massive 589 m<sup>2</sup> corner lot, this beautifully renovated property is just minutes from West Edmonton Mall and surrounded by schools, transit, and all essential amenities. The home has been newly renovated with fresh paint, new flooring, stylish feature walls, glossy kitchen cabinets, and stainless steel appliances, offering a modern, move-in-ready space. Whether you're looking to rent it out immediately, move in yourself, or hold it as a future redevelopment project, this property fits the bill. Don't miss your chance to own this upgraded gem in a prime location.

Built in 1958

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450331      |
| Price          | \$349,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,002         |
| Acres          | 0.00          |
| Year Built     | 1958          |
| Type           | Single Family |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16415 106 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0X1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas              |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                 |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Concrete, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 21         |

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