

## \$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.

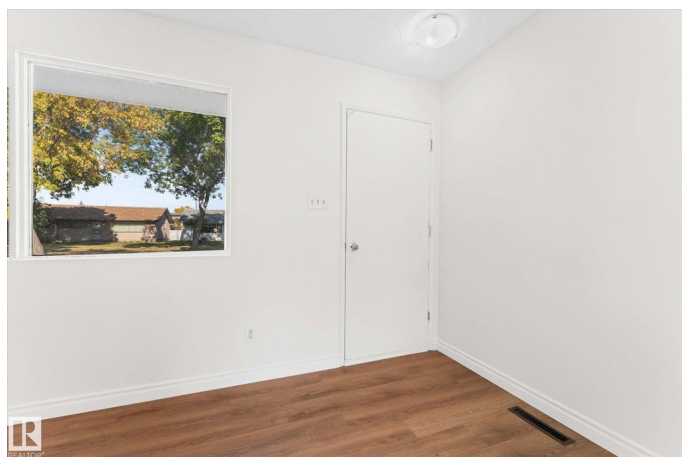
The south facing large backyard has mature trees and patio space PLUS a shed!

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 |
| Days on Market | 3                 |
| Zoning         | Zone 21           |

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Listing information last updated on October 8th, 2025 at 5:02am MDT