

## \$375,000 - 16427 105 Avenue, Edmonton

MLS® #E4435131

**\$375,000**

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 \$375,000



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        29  
Zoning                      Zone 21

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