

# \$274,900 - 16433 106 Avenue, Edmonton

MLS® #E4444953

**\$274,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft  
Single Family on 0.00 Acres

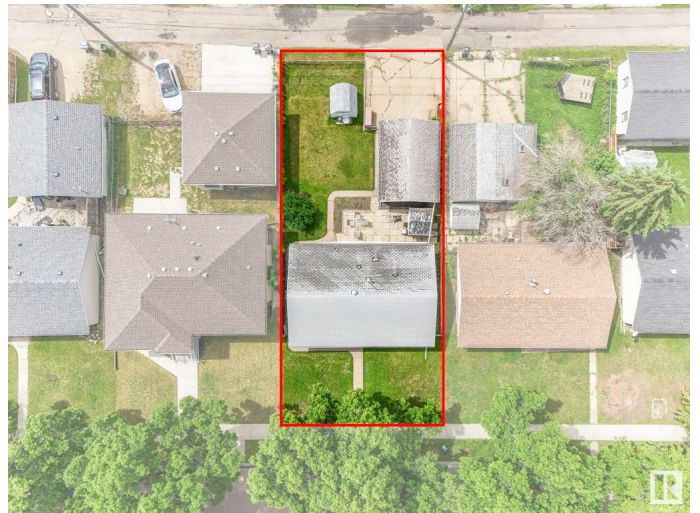
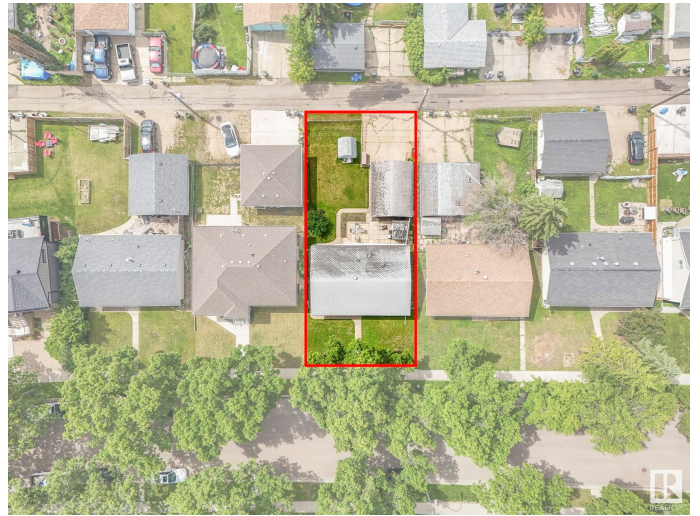
Britannia Youngstown, Edmonton, AB

Infill Opportunity in Britannia – 15.2m x 33.5m lot zoned RS, with fantastic potential! This 5,490 sq. ft. lot in the desirable community of Britannia presents an exceptional redevelopment opportunity. Surrounded by mature trees on a quiet, established street, the property is ideally suited for a modern infill project – from a luxury single-family home to potential multi-unit redevelopment (subject to zoning). While offered as land value only, the site does currently feature a clean 1,063 sq. ft. –basement-less™ bungalow with 3 bedrooms, 1 full bath + a single detached garage – perfect to rent or hold while you plan your build. The location is hard to beat: walking distance to parks, schools, and shopping, with fast access to Mayfield Road, 170 Street, WEM, downtown, Royal Alex and Misericordia Hospitals. Whether you’re looking to build now or land-bank for the future, this is a rare opportunity in a sought-after west Edmonton neighbourhood. Sold –as is, where is™.

Built in 1958

## Essential Information

MLS® #	E4444953
Price	\$274,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16433 106 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0X1

### **Amenities**

Amenities	No Smoking Home
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter, Grade Beam

**Additional Information**

Date Listed                June 28th, 2025  
Days on Market        28  
Zoning                    Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 26th, 2025 at 2:47am MDT