

## \$380,000 - 16415 106 Avenue, Edmonton

MLS® #E4443809

**\$380,000**

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® #	E4443809
Price	\$380,000
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	June 23rd, 2025
Days on Market	23
Zoning	Zone 21

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