

\$474,900 - 16459 104a Avenue, Edmonton

MLS® #E4439500

\$474,900

4 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

A lovely move-in-ready home is waiting for you in Britannia Youngstown. This well-maintained 2 + 2 bedroom bungalow is a wonderful opportunity for first-time homebuyers. Your renovated and fully equipped kitchen has loads of space to get cooking! Enjoy an open concept living space that allows for seamless entertaining or keeping a watchful eye over small children. Dine-in a beautifully sunlit, west-facing dining area that transitions easily to the back deck for outdoor meals. Two nice-sized bedrooms on the main floor give you space to relax. Keep your house tidy with a dedicated mudroom to stow outerwear with room for bikes and other equipment.

Downstairs, enjoy a second living space for watching movies and the convenience of 2 additional bedrooms and 1 bathroom for a growing family. Spend time in your large fenced backyard with lots of room to play! Keep your cars safe from the elements with a newer double garage. Located on a tranquil street, steps from school, and easy access to all west end amenities.



Built in 1959

Essential Information

MLS® # E4439500

Price \$474,900

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 998 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16459 104a Avenue |
| Area | Edmonton |
| Subdivision | Britannia Youngstown |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 0T3 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Fire Pit, Hot Water Natural Gas |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------|
| Elementary | Youngstown School |
| Middle | Britannia School |
| High | Ross Shepard School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 21 |

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