

## **\$324,900 - 16510 105a Avenue, Edmonton**

MLS® #E4450375

**\$324,900**

3 Bedroom, 1.00 Bathroom, 1,046 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

This beautifully renovated, 3 Bedroom Family home is nestled on a peaceful street and offers the perfect blend of comfort & convenience. The Home is all on one level, making it ideal for all ages and mobility needs. The spacious 3-bedroom layout features newly installed carpet in each bedroom & gleaming hardwood floors in Living Room, Dining Area, & Hallway. Stylish & Functional Kitchen & Bathroom, both thoughtfully updated, along with newer mechanicals including the Furnace, HWT, Sewer Line, Shingles, Fascia, & Eaves—all within the past 12 years. Fresh paint creates a crisp, modern feel throughout. Outside enjoy Large, Private Fenced Yard complete w/ a charming playhouse & Oversized, Insulated, & Drywalled Double Garage. ADDED BONUS—Brand New Triple-Pane windows are being installed in the home for YOU, with the garage getting an upgrade also with New Double-Pane windows. South-facing for abundant natural light, ideally located close to parks, schools, shopping, and public transportation. WELCOME HOME!!

Built in 1958

### **Essential Information**

MLS® # E4450375

Price \$324,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16510 105a Avenue    |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0V7              |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Crawl Space, Hot Water Natural Gas |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Detached, Insulated, Over Sized                             |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, 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, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 21         |

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Listing information last updated on August 1st, 2025 at 3:02pm MDT