

## \$339,900 - 16521 106 Avenue, Edmonton

MLS® #E4447535

**\$339,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Accessible and well-maintained, Bungalow in Britannia Youngstown. This thoughtfully designed home offers comfortable, one-level living with accessibility in mind, making it an excellent choice for families, retirees, or anyone looking for convenience and simplicity. Inside, you'll find a bright and functional layout featuring three bedrooms and a full bathroom with a walk-in jetted bathtub, offering both safety and relaxation. Hardwood flooring throughout, Ceramic tile in the bathroom and laundry area. With everything conveniently located on one level, there are no stairs to navigate, just effortless living. A wheelchair ramp at the rear of the home adds to its accessibility, while the backyard is fully paved with patio stones, easy to maintain and perfect for outdoor entertaining or quiet enjoyment. For those needing space and storage, the double heated garage offers ample room and the large carport next to the garage provides additional covered parking. Located near schools, parks, shopping, and more.

Built in 1958

### Essential Information

MLS® # E4447535

Price \$339,900

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     | 16521 106 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0X1              |

### Amenities

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, See Remarks |
| Parking   | Double Carport, Double Garage Detached, Heated, Insulated                                                                       |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 1                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | None, No Basement                                                                                                                        |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Back Lane, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 13th, 2025

Days on Market                20

Zoning                            Zone 21

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