

\$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	19
Zoning	Zone 21

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