

## \$430,000 - 16418 104a Avenue, Edmonton

MLS® #E4449461

**\$430,000**

3 Bedroom, 1.00 Bathroom, 1,028 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Charming and extensively upgraded 3-bedroom bungalow on a quiet, tree-lined street in West Edmonton. This home features a bright and spacious living room, an open-concept kitchen with granite countertops, stainless steel appliances, espresso cabinetry, and a large island. The primary bedroom includes a walk-in closet. Enjoy a private, fenced backyard with a spacious deck and ample yard space. Plus a heated OVERSIZED double garage and SOLAR PANELS for energy savings. Recent upgrades (2024-2025) include: main sewer line with added back-flow valve, 200A electrical service, furnace, heat pump, washer/dryer, soffits and eaves, wired networking to common areas and many more! Conveniently located near schools, parks, shopping centres, and downtown amenities—move-in ready with all the major work done!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449461  |
| Price          | \$430,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,028     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16418 104a Avenue    |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0T4              |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Air Conditioner, Deck, Solar Equipment     |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                          |
| Stories      | 1                                                                                                                                  |
| Has Basement | Yes                                                                                                                                |
| Basement     | Full, Partially Finished                                                                                                           |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Hardie Board Siding                        |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 15              |

## Zoning

## Zone 21

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Listing information last updated on August 8th, 2025 at 7:17am MDT