

# \$274,900 - 16433 106 Avenue, Edmonton

MLS® #E4444953

**\$274,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft  
Single Family on 0.00 Acres

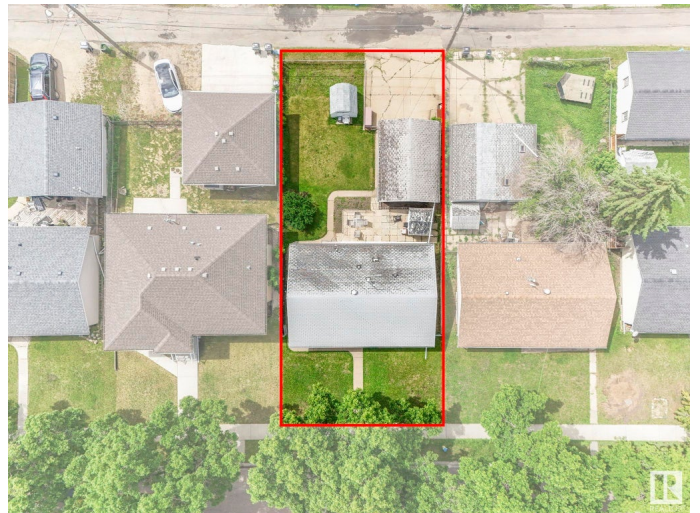
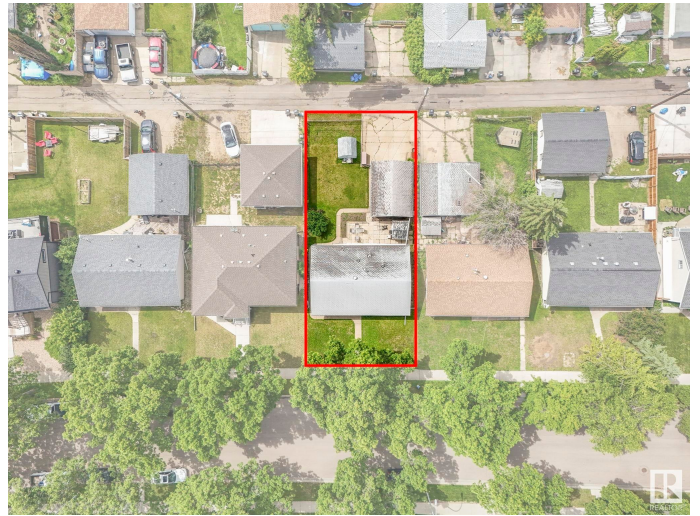
Britannia Youngstown, Edmonton, AB

Infill Opportunity in Britannia – 15.2m x 33.5m lot zoned RS, with fantastic potential! This 5,490 sq. ft. lot in the desirable community of Britannia presents an exceptional redevelopment opportunity. Surrounded by mature trees on a quiet, established street, the property is ideally suited for a modern infill project – from a luxury single-family home to potential multi-unit redevelopment (subject to zoning). While offered as land value only, the site does currently feature a clean 1,063 sq. ft. –basement-less™ bungalow with 3 bedrooms, 1 full bath + a single detached garage – perfect to rent or hold while you plan your build. The location is hard to beat: walking distance to parks, schools, and shopping, with fast access to Mayfield Road, 170 Street, WEM, downtown, Royal Alex and Misericordia Hospitals. Whether you’re looking to build now or land-bank for the future, this is a rare opportunity in a sought-after west Edmonton neighbourhood. Sold –as is, where is™.

Built in 1958

## Essential Information

MLS® # E4444953  
Price \$274,900



|                |                        |
|----------------|------------------------|
| 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     | 16433 106 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0X1              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter, Grade Beam   |

## Additional Information

Date Listed June 28th, 2025

Days on Market 29

Zoning Zone 21

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Listing information last updated on July 27th, 2025 at 2:47pm MDT