

## \$359,900 - 16443 104a Avenue, Edmonton

MLS® #E4445901

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Pride of ownership shines in this well-kept bungalow, perfectly situated on a quiet street directly across from a park. The main floor welcomes you with a spacious entryway that opens into a bright living and dining area—ideal for everyday comfort or hosting guests. A large family room with a classic wood-burning fireplace offers a cozy retreat and features sliding patio doors that lead to the backyard deck. The eat-in kitchen is thoughtfully laid out with tons of cabinet space for all your storage needs. Beautiful original hardwood floors flow throughout the living, dining, and both main floor bedrooms. The fully finished basement adds great versatility with a generous rec room, third bedroom, 3-piece bathroom, and ample storage space. An oversized double detached garage, extra parking pad, and trailer parking complete the package. DON'T MISS OUT!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445901  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,241     |



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

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16443 104a Avenue    |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0T3              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 21        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 14th, 2025 at 2:17am MDT