

## \$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 | 18             |
| Zoning         | Zone 21        |

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