

## \$275,000 - 16433 106 Avenue, Edmonton

MLS® #E4451437

**\$275,000**

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

Britannia Youngstown, Edmonton, AB

Infill Opportunity in Britannia – 50' x 110' ~ 510.83 Sq. Meter (approx.) lot zoned RS, with fantastic potential! Situated in the desirable community of Britannia, presenting 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

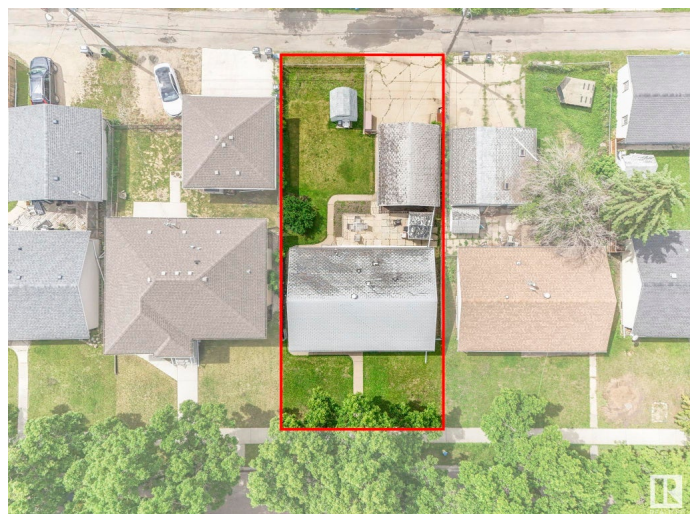
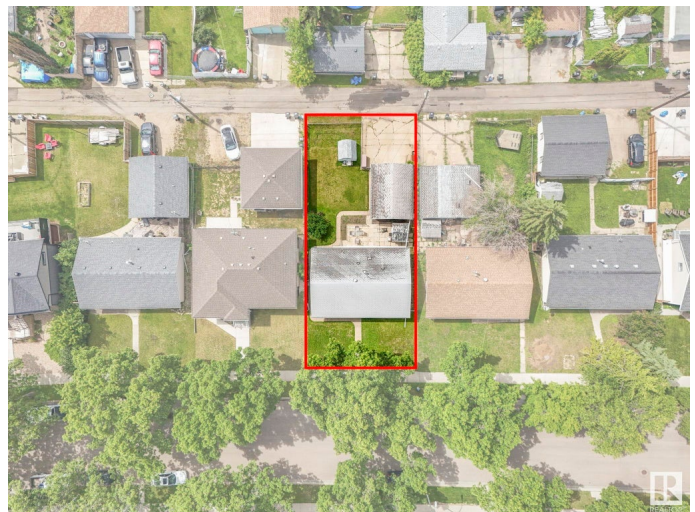
### Essential Information

MLS® # E4451437

Price \$275,000



50' X 110' LOT ~ IN BRITANNIA



|                |                        |
|----------------|------------------------|
| 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, Storage Shed, 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

**Additional Information**

Date Listed                      August 6th, 2025

Days on Market                3

Zoning                            Zone 21

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Listing information last updated on August 9th, 2025 at 1:47pm MDT