

## \$349,900 - 16521 106 Avenue, Edmonton

MLS® #E4447535

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Accessible and well-maintained, Bungalow in Britannia Youngstown. This thoughtfully designed home offers comfortable, one-level living with accessibility in mind, making it an excellent choice for families, retirees, or anyone looking for convenience and simplicity. Inside, you'll find a bright and functional layout featuring three bedrooms and a full bathroom with a walk-in jetted bathtub, offering both safety and relaxation. Hardwood flooring throughout, Ceramic tile in the bathroom and laundry area. With everything conveniently located on one level, there are no stairs to navigate, just effortless living. A wheelchair ramp at the rear of the home adds to its accessibility, while the backyard is fully paved with patio stones, easy to maintain and perfect for outdoor entertaining or quiet enjoyment. For those needing space and storage, the double heated garage offers ample room and the large carport next to the garage provides additional covered parking. Located near schools, parks, shopping, and more.

Built in 1958

### Essential Information

MLS® # E4447535

Price \$349,900

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	16521 106 Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0X1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, See Remarks
Parking	Double Carport, Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 13th, 2025

Days on Market                13

Zoning                              Zone 21

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