

## **\$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	17
Zoning	Zone 21

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