

\$274,900 - 16433 106 Avenue, Edmonton

MLS® #E4444953

\$274,900

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

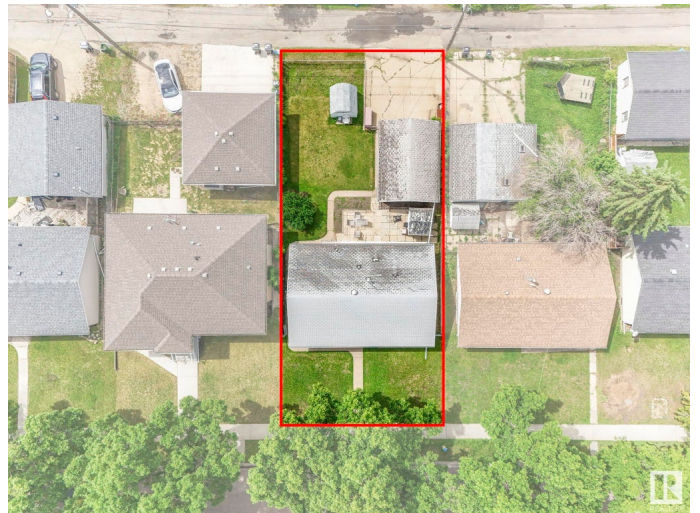
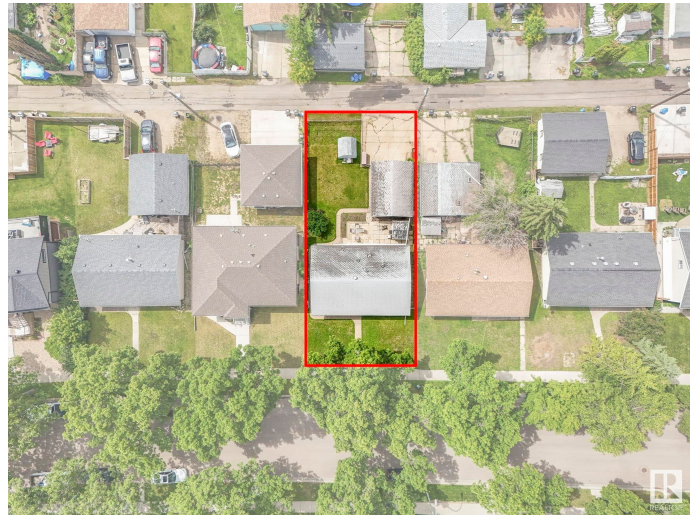
Britannia Youngstown, Edmonton, AB

Infill Opportunity in Britannia – 15.2m x 33.5m lot zoned RS, with fantastic potential! This 5,490 sq. ft. lot in the desirable community of Britannia presents 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® #	E4444953
Price	\$274,900



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	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, 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, Grade Beam

Additional Information

Date Listed June 28th, 2025
Days on Market 39
Zoning Zone 21

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Listing information last updated on August 6th, 2025 at 12:47pm MDT