

# \$230,000 - 16433 106 Avenue, Edmonton

MLS® #E4451437

**\$230,000**

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

Britannia Youngstown, Edmonton, AB

Infill Opportunity in Britannia **\*\*LOT VALUE\*\***  
â€“ 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 â€“ from a  
luxury single-family home to potential multi-unit  
redevelopment (subject to zoning). 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 youâ€™re looking to build  
now or land-bank for the future, this is a rare  
opportunity in a sought-after west Edmonton  
neighbourhood. Sold â€“as is, where isâ€™.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451437  |
| Price          | \$230,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,063     |
| Acres          | 0.00      |
| Year Built     | 1958      |



50' X 110' LOT ~ IN BRITANNIA

|          |                        |
|----------|------------------------|
| 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 | 18               |
| Zoning         | Zone 21          |

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Listing information last updated on August 24th, 2025 at 6:47pm MDT