

\$479,900 - 16509 103 Avenue, Edmonton

MLS® #E4443339

\$479,900

4 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

This charming bungalow with ONE BEDROOM + DEN LEGAL BASEMENT SUITE is tucked away on a quiet, tree-lined street and offers 1,032 sq ft of beautifully updated living space. The main floor features 3 spacious bedrooms, a modern 4-piece bathroom, a renovated kitchen, bright dining area, and a large living room with views of the lush front yard. The fully finished legal suite (permitted in 2018) has its own entrance, second kitchen, expansive living room, one bedroom, a den, and shared laundry. The suite offers excellent rental potential, estimated between \$1,295 and \$1,495 per month (plus utilities). Upgrades include windows (2018), shingles (2020), furnace (2018), SEWER LINE (2023), hot water tank, and electrical updates. Hardwood and ceramic flooring throughout main add both style and durability. Ideally located near Gordon Drynan Park and Youngstown School, this is a perfect opportunity for families or investors looking for a turnkey home with strong income potential.

Built in 1959

Essential Information

MLS® # E4443339

Price \$479,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,033 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16509 103 Avenue |
| Area | Edmonton |
| Subdivision | Britannia Youngstown |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 0R1 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Youngstown School
Middle Britannia School
High Ross Sheppard Highschool

Additional Information

Date Listed June 19th, 2025
Days on Market 1
Zoning Zone 21

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