

Courtesy Of Jordan C Seitz Of Real Broker

# \$479,900 - 16509 103 Avenue, Edmonton

MLS® #E4434996

**\$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® #	E4434996
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            May 7th, 2025  
Days on Market      40  
Zoning                 Zone 21

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