

## \$469,900 - 16509 103 Avenue, Edmonton

MLS® #E4443339

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,033 sqft  
Single Family on 0.00 Acres

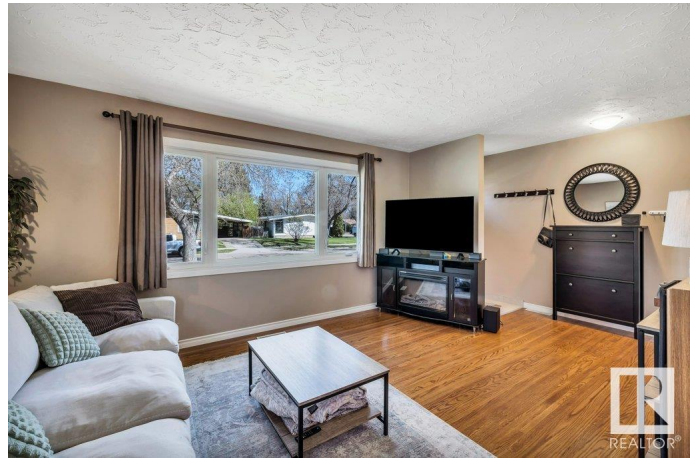
Britannia Youngstown, Edmonton, AB

Exceptional long-term value in this charming bungalow with LEGAL BASEMENT SUITE, nestled on a quiet, tree-lined street. Offering a 3 BEDROOM MAIN FLOOR SUITE (estimated rent: \$1,750â€“\$1,850/month + utilities) and a ONE BEDROOM + DEN BASEMENT SUITE (estimated rent: \$1,295â€“\$1,495/month + utilities), this property generates strong income to offset mortgage costs or build equity. The 1,032 sq ft main floor features a spacious living room, updated kitchen, dining area, 4-piece bath, and 3 generous bedrooms with durable hardwood and ceramic flooring. The basement suite (permitted in 2018) has a private entrance, full kitchen, large living room, one bedroom, den, and shared laundry. Major upgrades include windows (2018), furnace (2018), shingles (2020), SEWER LINE (2023), hot water tank, and electrical updates. Located near parks and schools, this is a turnkey investmentâ€“ideal for homeowners seeking future financial flexibility or savvy investors building wealth through real estate. Don't miss this opportunity!

Built in 1959

### Essential Information

MLS® #	E4443339
Price	\$469,900



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	28
Zoning	Zone 21

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Listing information last updated on July 17th, 2025 at 8:17pm MDT