

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

MLS® #E4443339

**\$469,900**

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

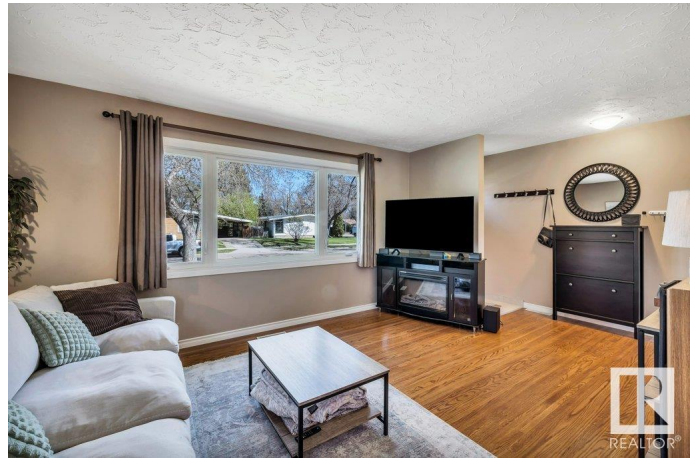
Britannia Youngstown, Edmonton, AB

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 | 30              |
| Zoning         | Zone 21         |

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Listing information last updated on July 18th, 2025 at 9:31pm MDT