

## \$499,900 - 15630 105 Avenue, Edmonton

MLS® #E4452244

**\$499,900**

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

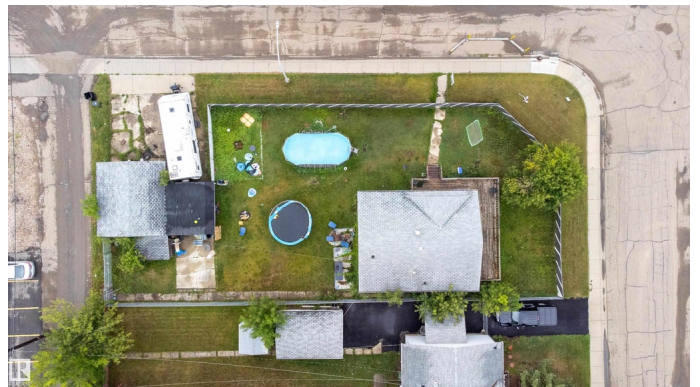
Britannia Youngstown, Edmonton, AB

Discover the potential of 15630 105 Avenue in Britannia Youngstown â€” a solid 930+ sq ft bungalow situated on a massive 867.7 SQM CORNER LOT. Under Edmontonâ€™s new RS zoning, this prime site offers the flexibility to build 8+ units, making it a standout opportunity for multi-family development or infill. A site plan and building plan are already preparedâ€”streamlining the path from purchase to project. The main floor features 3 bedrooms, a renovated 4-piece bath, a bright kitchen, and a dining area with sliding doors to a wrap-around deck. Additional highlights include a double detached garage, garden area, and covered storage. Perfectly located across from Fred Broadstock Pool, close to schools, parks, shopping, major transit routes and upcoming West Valley Line LRTâ€”this is an exceptional location for future redevelopment. Live in, hold, or redevelopâ€”the possibilities here are endless.

Built in 1955

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452244  |
| Price      | \$499,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 937                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15630 105 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0V5              |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Deck, Fire Pit, No Smoking Home, Parking-Visitor, Television Connection, Vinyl Windows |
| Parking   | Double Garage Detached                                                                 |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Slab                                                                                                                                                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 11

Zoning Zone 21

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Listing information last updated on August 18th, 2025 at 11:02pm MDT