

## \$345,000 - 15922 105 Avenue, Edmonton

MLS® #E4457415

**\$345,000**

3 Bedroom, 1.50 Bathroom, 1,331 sqft

Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

BEAUTIFUL BRITANNIA YOUNGSTOWN! Large, 3 Bedroom Bungalow features a Country-style kitchen w/ granite countertops. Laundry is located on the main floor as well as roughed-in in the basement. With a separate entrance, there is a possibility to add a secondary suite. Upgrades & Updates: New Sewer Line, HWT & Furnace ('21), Roof - 35 year shingles ('17), Eaves Troughs ('23). OVERSIZED, HEATED, DOUBLE GARAGE (23'1" x 29'1": 673 sq ft) w/ 10' Ceilings. Located in a mature west end, neighbourhood. It is in close proximity to parks (including views from the front window!), community league, skating rink, schools & shopping (Mayfield Common). Only a 20 MINUTE DRIVE DOWNTOWN (30 MINS. TRANSIT or 20 MINS. BIKE RIDE). 20 mins. walk to the future LRT Station. Easy access to the Yellowhead. Designated School: St. Francis Xavier. LARGE LOT! 50' x 130' (603 m2) - ideal for future infill or subdivision or someone looking for a sweat equity opportunity.

Built in 1958

### Essential Information

MLS® # E4457415

Price \$345,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,331                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15922 105 Avenue     |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 0T9              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | No Smoking Home                            |
| Parking   | Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Youngstown/Our Lady Peace  
Middle                              Britannia/St Thomas More  
High                                 Ross Shep/St Francis Xavie

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                6  
Zoning                              Zone 21

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