



GRASSROOTS

REALTY GROUP

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16501 106 Avenue NW
Edmonton, Alberta

MLS # A2326250



\$429,000

Division:	Britannia Youngstown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,135 sq.ft.	Age:	1960 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RF1

Utilities: -

Inclusions: Dresser and wood table in basement

FAMILY & INVESTOR ALERT! Spacious 6-bedroom, 2 full bathroom home in desirable Britannia Youngstown. Functional layout with generous living space, ideal for large or multi-generational families, or rental investment potential. Basement features new flooring, providing a refreshed and updated feel to the lower level. Property includes Lot 9 and adjoining Lot 10U, offering a larger overall site footprint. Conveniently located near schools, parks, shopping, public transit, West Edmonton Mall, downtown, and major roadways. A solid opportunity in a mature west Edmonton neighbourhood—don't miss it!