

# \$489,000 - 15765 106a Avenue, Edmonton

MLS® #E4424995

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,618 sqft  
Single Family on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Modern style living in this stunning custom-built infill in the sought-after Britannia neighbourhood of West Edmonton. Spanning 1,600+ sq. ft single family home. This home features a bright, open-concept main floor perfect for modern living. The gourmet kitchen boasts sleek cabinetry, fine accents, and a spacious island ideal for entertaining plus stainless steel appliances. Relax in the living room, highlighted by a striking modest fireplace. With quartz countertops, a large dining area, 9-foot ceilings, and a separate entrance for a potential basement legal suite for your future income generation. Every detail is thoughtfully designed. Upstairs has a spacious primary bedroom includes a luxurious 4-piece ensuite and walk-in closet, plus two additional good size bedrooms, a 4-piece bath, and convenient upstairs laundry. Additional features include a finished deck, and a single detached garage. Just steps from downtown, this home perfectly combines luxury and comfort for your family.

Built in 2020

## Essential Information

MLS® #	E4424995
Price	\$489,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15765 106a Avenue
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0X2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Infill Property
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
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Days on Market	30
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Zoning	Zone 21
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