



**Edmonton 21 Britannia** **LP: \$315,000**  
**16421 104 AV NW** **SP:** M  
**ACTIVE**

**List ID #:** E4331693 **Type:** Detached Single Family  
**DOM:** 0 **Style:** Bungalow  
**Rms Abv Gd:** 4 **Year Blt:** 1959  
**Bedrms:** **Above:** 2 **Ttl:** 4 **Basement:** Full  
**Baths:** 2 / 0 **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,039.69 **Total Flr (M):** 96.59

Outstanding opportunity in Britannia Youngstown! First-time buyers and investors take note: 1040 sq ft, 4 bedroom bungalow adjacent to school field. House SHINGLES approx. 2016, h/e FURNACE 2017, EAVES/SOFFITS replaced 2019, brand new HWT and new main bath reno! Fresh paint throughout home as well! Underground SEWER LINE replaced approx. 25 years ago. This 2+2 bed, 2 bath home also features a main floor den! Attractive vinyl plank leads into the LR with a large bay window. Wide, spacious and bright kitchen with lots of cupboard space. Den is off rear entry, could easily be converted back to a 3rd main floor bedroom if needed. Two bedrooms on main including primary with original hardwood. 4pc main bath just revamped! Downstairs features 2 additional bedrooms, 3pc bath, a family room and rec room! Deck to SOUTH-facing backyard. Low maintenance landscaping in front yard with garden boxes. Private "no-through" back alley. Great central neighbourhood close to shopping, restaurants, downtown, and river valley.

**Directions:**

**Virtual Tour:** URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15	Negotiable	Level	Mtr2	SqFt
<b>Full Baths:</b>	4	3					<b>Occupancy:</b>	Vacant		<b>Main:</b>		
<b>Ensuite</b>							<b>Garage Dim:</b>			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvs:</b>		2			<b>Elem Schl:</b>	YOUNGSTOWN		<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Jr High Schl:</b>	BRITANNIA		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>	ROSS SHEPPARD		<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Detached, On Street							<b>High Schl:</b>		<b>Total A.G.</b>	96.59	1,039.69

<b>Living Rm:</b>	5.23 x 3.76	M	<b>Primary Bdrm:</b>	4.03 x 3.38	M
<b>Dining Rm:</b>			<b>Bedrm 2:</b>	4.03 x 3.24	M
<b>Kitchen:</b>	3.14 x 4.29	M	<b>Bedrm 3:</b>	2.99 x 2.99	B
<b>Family Rm:</b>	4.19 x 3.13	B	<b>Bedrm 4:</b>	2.73 x 2.99	B
<b>Den:</b>	3.20 x 3.26	M	<b>Recreation Room</b>	4.75 x 4.45	B
<b>Bonus Rm</b>					

**Flooring:** Carpet, Hardwood, Vinyl Plank **Foundation:** Concrete  
**Construct:** Wood Frame **Heat Type:** Forced Air-1  
**Roof:** **Heat Fuel:**  
**Exterior:** Stucco, Vinyl **Remodel:**  
**Site Infl:** Back Lane, Fenced, Flat Site, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden **Amen/Features:** Deck, No Smoking Home  
**Goods Incl:** Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer **Restrict:** None Known  
**Warranty:** **Goods Excl:**  
**Front Expos:** North **Condo/HOA:** **Condo:** **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / /

<b>Lot Sq (M):</b>	612.80	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>	16.70	<b>Lot Shape:</b>	Rectangular
<b>Depth (M):</b>	36.40	<b>Zoning:</b>	
<b>Conform:</b>	Title Insurance /Yr:	<b>Front Expos:</b>	North
<b>Taxes:</b>	\$2,834.77 <b>Tax Yr:</b> 2022	<b>Local Improv:</b>	/Yr: