

## \$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 prepared and available upon requestâ€”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 3

Zoning Zone 21

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Listing information last updated on August 11th, 2025 at 5:47am MDT