

## \$775,000 - 13408 106 Avenue, Edmonton

MLS® #E4419781

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Located on a spacious 55x140 ft lot in the desirable Glenora neighborhood of Edmonton, this 1,960 sq ft property offers exceptional potential for single-family or multi-family development. Situated on a quiet, mature residential street, the site is surrounded by upscale, updated homes, ensuring a serene and prestigious environment. The existing bungalow provides a comfortable living space with the flexibility to renovate or expand to match your vision. Enjoy the convenience of being just a 5-minute walk to top-rated schools and picturesque river valley trails. Proximity to the University of Alberta, city center, shopping, and the upcoming LRT makes this location ideal for urban living with natural beauty at your doorstep. Don't miss this versatile investment opportunity in one of Edmonton's most sought-after communities. Whether you're an investor or looking to create your dream home, this Glenora gem is ready for your next project

Built in 1953

### Essential Information

MLS® #	E4419781
Price	\$775,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13408 106 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1A5

### **Amenities**

Amenities	No Smoking Home, Sunroom
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Playground Nearby, River View, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 30th, 2025
Days on Market	79
Zoning	Zone 11

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