

## \$759,000 - 13408 106 Avenue, Edmonton

MLS® #E4435208

**\$759,000**

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® #    | E4435208  |
| Price     | \$759,000 |
| 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            May 8th, 2025  
Days on Market       7  
Zoning                 Zone 11

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 15th, 2025 at 3:47am MDT