

## \$539,900 - 13404 102 Avenue, Edmonton

MLS® #E4436084

**\$539,900**

2 Bedroom, 1.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

PRIME CORNER LOT IN GLENORA â€“  
RARE OPPORTUNITY! Welcome to the  
prestigious community of Glenora, where  
charm, location, and lifestyle come together!  
Situated on a massive 50' x 145' (7,250  
SQ.FT.) corner lot, this property offers  
immediate livability with some minor TLC, and  
incredible long-term potential. Ideally located  
just steps from the future LRT station, and  
minutes to the University of Alberta, Downtown  
Edmonton, and the North Saskatchewan River  
Valley, this home sits in one of the cityâ€™s  
most sought-after neighbourhoods.

Surrounded by mature trees and lush  
greenery, Glenora offers the perfect blend of  
estate-style tranquility and urban convenience.

The existing home is being sold as-is, offering  
a great opportunity for buyers who want to live  
now and plan for the futureâ€”whether that  
means a custom dream home down the line or  
simply enjoying the amazing location as-is.  
Don't miss out on this rare Glenora  
opportunityâ€”take a look today!

Built in 1942

### Essential Information

MLS® # E4436084

Price \$539,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13404 102 Avenue |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0N4          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Hot Water Natural Gas, Infill Property |
| Parking   | Single Garage Attached                 |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | None, Unfinished             |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Vinyl         |
| Exterior Features | Corner Lot, Schools |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Vinyl         |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

Days on Market 85

Zoning Zone 11

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