

\$845,000 - 13704 106 Avenue, Edmonton

MLS® #E4411908

\$845,000

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Reduced Again - to \$845,000! This massive corner lot (7502 sq ft) has significant redevelopment potential. Spanish-Colonial style two storey on a wide quiet avenue in the heart of desirable. Ideal home for a large family. 2479 sq ft plus developed basement. 3.5 baths. 4 bedrooms & big loft up, plus main floor den/bedroom and big loft. Features imposing vaulted entrance with open stairway under skylite. Main floor wood-burning fireplace, dining room and large kitchen w pantries and loads of cupboards, granite countertops. Large loft/library. Massive master with walk-in closet, big master bath w jacuzzi, gas fireplace. Home is bright and sunny from many windows and two skylights. Quebec red-oak hardwood floors throughout. Fully developed basement w large family room, full 4 pce bath and big utility/storage room. Double attached garage, massive-sized yard w mature grandfather trees Immediate possession.

Built in 1992

Essential Information

MLS® #	E4411908
Price	\$845,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13704 106 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1A8

Amenities

Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Stove-Gas, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed October 27th, 2024
Days on Market 259
Zoning Zone 11

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