

# \$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 – 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 city'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 future—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 opportunity—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
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Days on Market 90

Zoning Zone 11

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