

## **\$895,000 - 13704 106 Avenue, Edmonton**

MLS® #E4411908

**\$895,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Family Home on Giant Corner Lot on Quiet Glenora Avenue Reduced to \$895,000! Spanish-style two storey on a wide quiet avenue in the heart of desirable Glenora. 7525 sq ft corner potential Four-plex lot. Ideal home for a large family. 2475 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 skylites. 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	\$895,000
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                232

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 June 15th, 2025 at 11:02pm MDT