

## \$625,000 - 13810 102 Avenue, Edmonton

MLS® #E4446794

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

INVESTORS ALERT! Dream location, Great Value and Amazing Opportunity to own this 1102 sq.ft Bungalow 3+1-bedroom, 2 Bath, Double Detached Garage home located in the Heart of Glenora just minutes from the Downtown Core & the River Valley. Upon entry you are welcomed into a bright open concept living room with natural light pouring in through large windows unto wooden floors leading to the kitchen which has STAINLESS-STEEL APPLIANCES & Ample counter space. Completing the main floor are 3 large bedrooms and a full bath. The fully finished basement has one large bedroom, 3pcs bathroom, laundry room and a family room. Outside the large and fully landscaped yard provides enough space for all family gatherings with a double attached garage plus additional space for RV parking. The Property is close to schools, river valley, & all Amenities and perfect as an Investment Property or a Starter Home in the Glenora Area. Donâ€™t miss this exceptional opportunity!

Built in 1950

### Essential Information

MLS® # E4446794

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13810 102 Avenue |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0P3          |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                                                     |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                         |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                24

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 August 2nd, 2025 at 4:32pm MDT