

## \$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                3

Zoning                            Zone 11

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