

## **\$389,900 - 13539 107a Avenue, Edmonton**

MLS® #E4429100

**\$389,900**

4 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Well kept & upgraded 2+2 bedrooms, 2 full bath, bungalow home located in desirable North Glenora. Sitting on a large 50'X115' South backing lot abutting an alley in the west side, this home has great potential for future redevelopment. Main floor features an open kitchen w/ newer cabinets, a large living room with a door, TWO good sized bedrooms and a 4 pc bath and newer vinyl flooring. Sperage side entrance to the basement with a second kitchen, TWO more bedrooms and a 3 pc bath. Newer shingles, furnace and some newer windows. Unbeatable central location with great access to everywhere in the city - 5 minutes to the University of Alberta, approx 7 minutes to MacEwan University and 10 minutes to the downtown core! Close to all major amenities, public transit and major connecting routes. Great holding property for years to come.

Built in 1952

### **Essential Information**

MLS® #	E4429100
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	931



Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13539 107a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2A6

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	April 4th, 2025
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Days on Market 40

Zoning Zone 07

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