

## \$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 |
|-------------|-----------------|

Days on Market 27

Zoning Zone 07

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Listing information last updated on April 30th, 2025 at 11:17pm MDT