

\$539,900 - 13404 102 Avenue, Edmonton

MLS® #E4436084

\$539,900

2 Bedroom, 1.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

PRIME CORNER LOT IN GLENORA â€“
RARE OPPORTUNITY! Welcome to the
prestigious community of Glenora, where
charm, location, and lifestyle come together!
Situated on a massive 50' x 145' (7,250
SQ.FT.) corner lot, this property offers
immediate livability with some minor TLC, and
incredible long-term potential. Ideally located
just steps from the future LRT station, and
minutes to the University of Alberta, Downtown
Edmonton, and the North Saskatchewan River
Valley, this home sits in one of the cityâ€™s
most sought-after neighbourhoods.

Surrounded by mature trees and lush
greenery, Glenora offers the perfect blend of
estate-style tranquility and urban convenience.

The existing home is being sold as-is, offering
a great opportunity for buyers who want to live
now and plan for the futureâ€”whether that
means a custom dream home down the line or
simply enjoying the amazing location as-is.
Don't miss out on this rare Glenora
opportunityâ€”take a look today!

Built in 1942

Essential Information

MLS® # E4436084

Price \$539,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,169
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13404 102 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0N4

Amenities

Amenities	Hot Water Natural Gas, Infill Property
Parking	Single Garage Attached

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 13th, 2025
-------------	----------------

Days on Market 104

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 25th, 2025 at 5:47pm MDT