

## \$474,900 - 13924 107a Avenue, Edmonton

MLS® #E4453695

**\$474,900**

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Bright and Airy 2+1 Bedroom Bungalow in North Glenora! Inside, enjoy a spacious living room with electric fireplace, ceiling detail & large window open to the dining room. The kitchen boasts ample counter space & storage, stainless steel appliances, backsplash, large window overlooking the private backyard, & breakfast seating. Spacious Primary bedroom (which can be converted back to 2 bedrooms), a renovated 3-pc bath & an additional bedroom round out the main floor. Additional features include hardwood floors throughout, newer vinyl windows, newer shingles, a partially finished basement with Family Room, Bedroom, & Laundry. The spacious backyard offers a massive deck with covered area, fenced, shrubs, trees, and grassy area for kids or pets. Concrete walkway leads to the oversized single detached garage & private driveway. Excellent location near Westmount Shopping Centre, Medical, Banks, Restaurants, Shops, Schools, Woodcroft Library, & Public Transportation. Minutes from Groat Rd & Downtown.

Built in 1953

### Essential Information

MLS® # E4453695

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,088                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 13924 107a Avenue |
| Area        | Edmonton          |
| Subdivision | North Glenora     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 2A9           |

### **Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Deck, Patio, Television Connection, Vinyl Windows, See Remarks |
| Parking Spaces | 3                                                              |
| Parking        | Over Sized, Single Garage Detached                             |

### **Interior**

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Mantel                                                                                       |
| Stories      | 1                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Partially Finished                                                                     |

### **Exterior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Coronation    |
| Middle     | Westmount     |
| High       | Ross Sheppard |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 07           |

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 24th, 2025 at 4:17am MDT