

## \$450,000 - 2031 104a Street, Edmonton

---

MLS® #E4463985

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Keheewin, Edmonton, AB

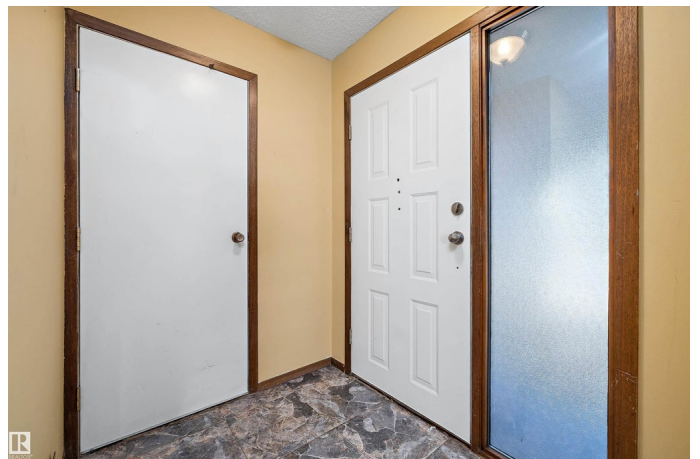
Tremendous potential awaits in this 1,489 sq. ft. bungalow located in desirable Keheewin! This 3-bedroom, 2-bath home offers a fantastic opportunity for those looking to bring new life to a solid property. The main floor features three spacious bedrooms, including a large primary suite with a private 3-piece ensuite. Original character hardwood throughout. Open kitchen plus 2 living rooms. An additional 4-piece main bathroom provides convenience for family or guests. The unfinished basement offers endless possibilities with rough-in plumbing ready for an additional bathroom—perfect for expanding your living space. Recent updates include a new high-efficiency furnace and a newer hot water tank for added peace of mind. Enjoy the private backyard with beautiful mature trees & a storage shed. Lots of landscaping and a double attached garage! Whether you're an investor, renovator, or a buyer looking to create your dream home, this property offers excellent value and potential in a fantastic neighborhood!

Built in 1982

### Essential Information

MLS® # E4463985

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,490                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2031 104a Street |
| Area        | Edmonton         |
| Subdivision | Keheewin         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 5A6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Brick                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

Date Listed           October 30th, 2025  
Days on Market     3  
Zoning                Zone 16

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 November 2nd, 2025 at 5:47am MST