

\$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 – 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 city'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 future—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 opportunity—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 86

Zoning Zone 11

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Listing information last updated on August 7th, 2025 at 3:02pm MDT