

## \$560,000 - 13904 109a Avenue, Edmonton

MLS® #E4450372

**\$560,000**

2 Bedroom, 2.00 Bathroom, 1,361 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Generous 65 x 125 FT CORNER LOT in sought after North Glenora, across from Coronation School. This amazing lot is ready for redevelopment under the City of Edmonton's new zoning bylaws. Possible potential for 6 to 8 plex opportunity. 2 Furnaces. This property is being sold "as is, where is, on possession" no warranties or representation.

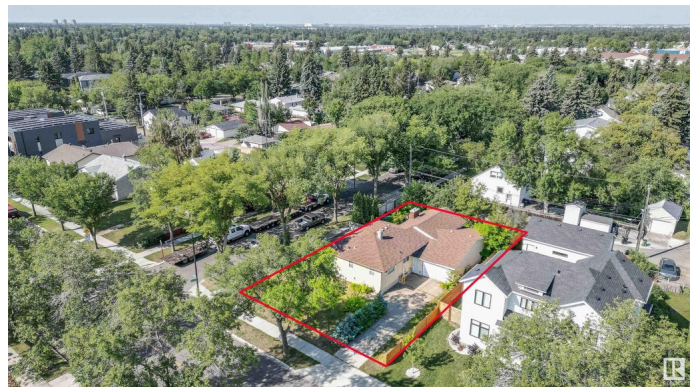
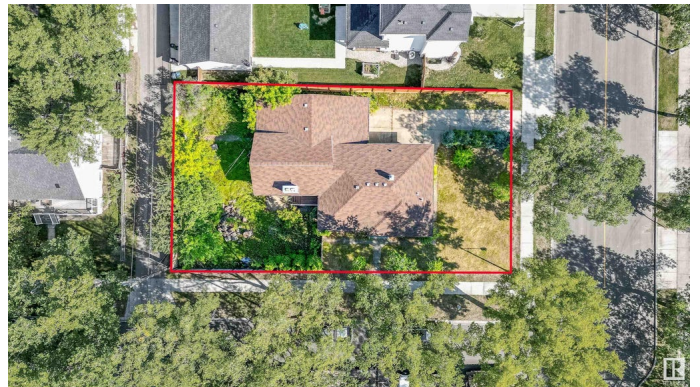
Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450372               |
| Price          | \$560,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,361                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                   |
|---------|-------------------|
| Address | 13904 109a Avenue |
| Area    | Edmonton          |



|             |               |
|-------------|---------------|
| Subdivision | North Glenora |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5M 2K3       |

### **Amenities**

|                |        |
|----------------|--------|
| Amenities      | Deck   |
| Parking Spaces | 4      |
| Parking        | Tandem |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Stone Facing              |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Coronation |
|------------|------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| 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 1st, 2025 at 11:33am MDT