

## **\$499,000 - 13915 102 Avenue, Edmonton**

MLS® #E4460903

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Welcome to Glenora! First time home buyer? Investor? Rent & Hold? This home can be your everything! Conveniently positioned on a service road, this versatile property offers an abundance of parking & comfortable living in one of Edmonton's most coveted neighborhoods. Offering 3+2 bdrms & 2 full bthrms in addition to a separate entrance; this is the home of endless opportunities. Large front window blends light & comfort while the bricked fireplace creates cozy character. A well positioned kitchen with eat in nook creates an atmosphere for the best living & entertaining. The bsmnt recreation space could be appointed with a lovely wet bar or kitchen...with some of the rough in's currently existing! Nearby walking trails, excellent schools, bus routes, LRT, dwntwn, the river valley and all of the glorious amenities across the street! Everything at your fingertips! Can be purchased with house next door (13919 102 Ave) for a total parcel of 1225M2. RM23 Zoning. Versatile, valuable...be your own visionary!

Built in 1951

### **Essential Information**

MLS® # E4460903

Price \$499,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$19                   |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,194                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13915 102 Avenue |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0P5          |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | No Garage                   |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wet Bar |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Brick Facing                                                                                        |
| Stories      | 2                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Finished                                                                                      |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See |

|                 | Remarks          |
|-----------------|------------------|
| Lot Description | approx 62x88     |
| Roof            | Asphalt Shingles |
| Construction    | Wood, Vinyl      |
| Foundation      | Slab             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 11           |

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Listing information last updated on October 14th, 2025 at 1:32am MDT