

## **\$845,000 - 13704 106 Avenue, Edmonton**

MLS® #E4411908

**\$845,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Reduced Again - to \$845,000! This massive corner lot (7502 sq ft ) has significant redevelopment potential. Spanish-Colonial style two storey on a wide quiet avenue in the heart of desirable. Ideal home for a large family. 2479 sq ft plus developed basement. 3.5 baths. 4 bedrooms & big loft up, plus main floor den/bedroom and big loft. Features imposing vaulted entrance with open stairway under skylite. Main floor wood-burning fireplace, dining room and large kitchen w pantries and loads of cupboards, granite countertops. Large loft/library. Massive master with walk-in closet, big master bath w jacuzzi, gas fireplace. Home is bright and sunny from many windows and two skylights. Quebec red-oak hardwood floors throughout. Fully developed basement w large family room, full 4 pce bath and big utility/storage room. Double attached garage, massive-sized yard w mature grandfather trees Immediate possession.

Built in 1992

### **Essential Information**

MLS® #	E4411908
Price	\$845,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13704 106 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1A8

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Gas, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 27th, 2024
Days on Market	256
Zoning	Zone 11

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