

# \$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 â€“ LAND VALUE ONLY Exceptional redevelopment opportunity in the prestigious community of Glenora! This massive 50' x 145' (7,250 SQ.FT.) corner lot offers incredible potential for LOT SUBDIVISION & SKINNY SINGLE FAMILY REDEVELOPMENT OR A FULLY CUSTOM BUILT HOME. 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 location is unbeatable. Enjoy the charm of mature trees and lush foliage, a hallmark of this sought-after neighbourhood known for blending estate-style living with urban convenience. The existing home requires TLC and is being sold AS IS â€“ LAND VALUE ONLY. This lot provides the opportunity to build custom estate home or subdivide into two skinny lots. This is your chance to create something remarkable in one of Edmontonâ€™s most desirable communities. Donâ€™t miss out on this rare Glenora opportunity!

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 62

Zoning Zone 11

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Listing information last updated on July 14th, 2025 at 9:31am MDT