

# \$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€“  
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 cityâ€™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 futureâ€”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  
opportunityâ€”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
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Days on Market 85

Zoning Zone 11

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Listing information last updated on August 5th, 2025 at 11:32pm MDT