

## \$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.

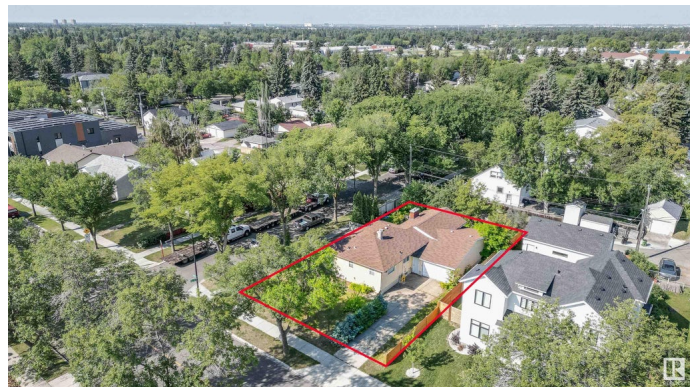
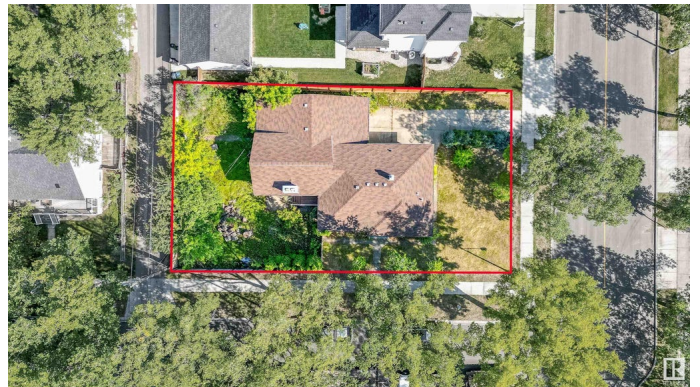
Built in 1953

### 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
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### Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 07

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Listing information last updated on August 1st, 2025 at 12:33pm MDT