

## \$822,000 - 14004 106a Avenue, Edmonton

MLS® #E4441191

**\$822,000**

4 Bedroom, 1.50 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Exceptional opportunity in one of Glenora's most desirable cul-de-sacs! Located directly across from Teddy Bear Park and situated on large pie lot, this well-maintained 1.5-storey home offers 5 bedrooms and 2 bathrooms. The impressive outdoor space features a private backyard oasis with a deck and a detached single garage. Inside, the home has seen numerous upgrades including a newer furnace and humidifier, updated windows, a 100 AMP electrical panel, renovated kitchen with modern cabinets & stainless steel appliances, and refreshed bathrooms with updated toilets. The main floor features hardwood flooring, tons of natural light, includes a 4pc bathroom and 2 generous sized bedrooms. Upstairs is 2 additional bedrooms and a 2pc bathroom. Enjoy the fully finished basement with a spacious bonus room, 5th bedroom perfect for guests, large storage room and laundry room. Don't miss your chance to live in this rare location with space, updates, and family-friendly charm all in one!

Built in 1953

### Essential Information

MLS® # E4441191

Price \$822,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	14004 106a Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1E1

### **Amenities**

Amenities	Deck, Detectors Smoke, Front Porch, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 7th, 2025  
Days on Market      9  
Zoning                Zone 11

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