

\$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 |
|-------------|----------------|

Days on Market 105

Zoning Zone 11

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Listing information last updated on August 26th, 2025 at 6:47am MDT