

## \$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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