

Courtesy Of Peter Myrlak Of 1st Choice Realty Edmonton Ltd.

## **\$895,000 - 13704 106 Avenue, Edmonton**

MLS® #E4411908

**\$895,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Large Family Home on Quiet Glenora Avenue. Just Reduced! This is an ideal home for a large or combined family with 3.5 baths, 4 bedrooms plus den/bedroom and big loft. 2475 sq ft Spanish-style stucco two storey on a wide quiet avenue in the heart of desirable Glenora. Features imposing vaulted entrance with open stairway and loft, vaulted ceilings with skylights. Main floor wood-burning fireplace, dining room and large kitchen w loads of cupboards, granite countertops. 3 1/2 baths. Upstairs is a large loft overlooking the open staircase at the top of the stairs. Massive master with walk-in closet, big master bath w jacuzzi and skylight, gas fireplace. 4 bdr. plus den. Home is infused with sun from many windows and two skylights. Quebec red-oak hardwood floors throughout. Fully developed basement w large family room, full 4 pce bath and big utility/storage room. Double attached garage, big yard w mature grandfather trees. Immediate possession. Flexible financial terms.

Built in 1992

### **Essential Information**

MLS® # E4411908

Price \$895,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13704 106 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1A8

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Gas, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 27th, 2024
Days on Market	167
Zoning	Zone 11

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