

## \$474,900 - 13423 108 Avenue, Edmonton

MLS® #E4437593

**\$474,900**

2 Bedroom, 1.00 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Charming bungalow nestled on a large (54'x130'), beautifully landscaped lot in the mature neighborhood of NORTH GLENORA. This well-maintained home features original hardwood flooring, elegant cove crown moldings, shutter blinds, and central A/C. The main floor offers two bedrooms, a beautifully renovated 4 piece bathroom and new kitchen featuring modern cabinets, QUARTZ counter tops, trendy backsplash and farm house sink. The second bedroom features a built-in Murphy bed, perfect for guests or multi-purpose use. Numerous upgrades include shingles (2011), hot water tank (2016), garage shingles (2020) and main floor windows. Enjoy outdoor living on the concrete patio surrounded by mature trees. A double detached garage plus parking pad completes this perfect package. A must-see in one of Edmonton's most desirable communities!

Built in 1952

### Essential Information

MLS® #	E4437593
Price	\$474,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,078



Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13423 108 Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2C5

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	1

## Zoning

## Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 22nd, 2025 at 1:17pm MDT