

# \$429,000 - 13567 107a Avenue, Edmonton

MLS® #E4439948

**\$429,000**

4 Bedroom, 1.50 Bathroom, 1,593 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

**INVESTOR ALERT!** This 1593 sq ft home is located on a 50x115 lot. This 1.5 story home comes with 4 bedrooms, 1.5 bathrooms, large living room and a kitchen. Upper level offers a bonus room with built, a huge primary and a good sized second bedroom, the basement is developed with a family room, storage, mechanical and laundry. This property offers excellent potential for subdivision, allowing for the construction of a custom home or two skinny homes on a lot. it is conveniently located near the University of Alberta, MacEwan University and Edmonton downtown.

Built in 1952

## Essential Information

MLS® #	E4439948
Price	\$429,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family



Style	1 and Half Storey
Status	Active

### Community Information

Address	13567 107a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2A6

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	Zone 07

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