

# \$395,000 - 14011 109b Avenue, Edmonton

MLS® #E4426495

**\$395,000**

2 Bedroom, 1.00 Bathroom, 827 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Original home on a 49' x 125' lot in the highly sought-after North Glenora neighborhood. This upscale area offers a prime location with easy access to transit and downtown. The expansive south-facing backyard is a standout feature, offering mature trees, a fenced perimeter, a firepit, and a single detached garage. This property presents an excellent opportunity for redevelopment, renovation, or subdivision.

Built in 1952

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426495               |
| Price          | \$395,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 827                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 14011 109b Avenue



|             |               |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | North Glenora |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5M 2K9       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 07          |

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Listing information last updated on May 3rd, 2025 at 3:32am MDT