

# \$669,900 - 14040 106a Avenue, Edmonton

MLS® #E4421330

**\$669,900**

3 Bedroom, 1.50 Bathroom, 1,318 sqft  
Single Family on 0.00 Acres

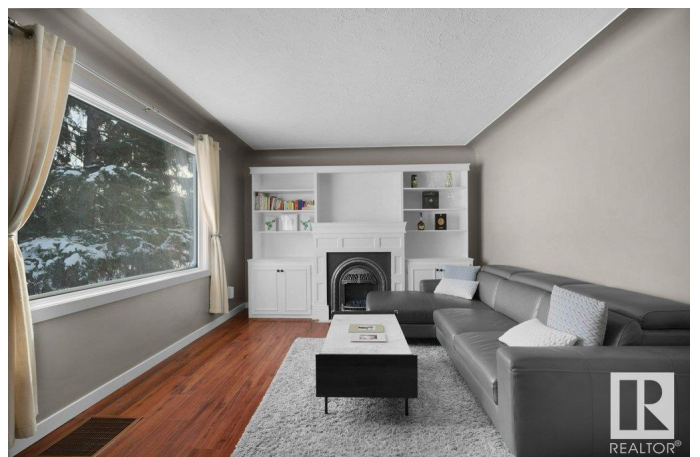
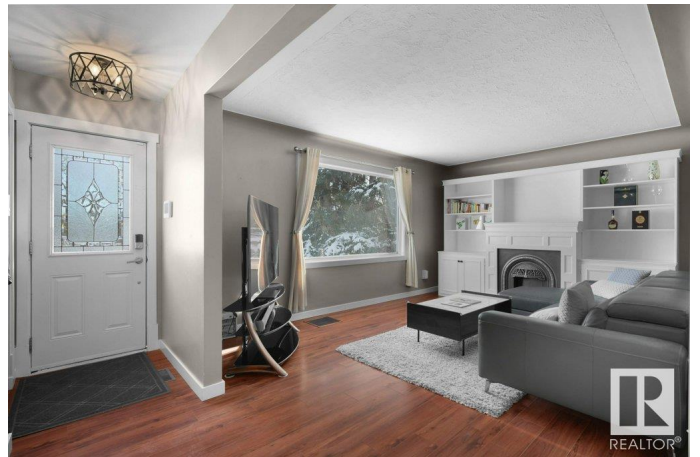
Glenora, Edmonton, AB

Exclusive Glenora Opportunity – Prestigious Location & Limitless Potential! Tucked away in a peaceful cul-de-sac overlooking Teddy Bear Park, this charming home presents a rare chance to secure a prime spot in one of the city’s most desirable neighbourhoods. With a west-facing backyard and unbeatable access to the river valley, top schools, and premier amenities, this property is ideal for those looking to move in, renovate, or redevelop. Inside, the inviting living room features a timeless fireplace and custom built-ins, seamlessly blending warmth and functionality. A raised dining area creates an elegant setting for gatherings, while the bright, window-filled kitchen offers plenty of natural light. The basement provides extra living space, adding to the home’s versatility. A truly rare find in Glenora – don’t miss this incredible opportunity!

Built in 1953

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421330  |
| Price      | \$669,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,318                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14040 106a Avenue |
| Area        | Edmonton          |
| Subdivision | Glenora           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5N 1E1           |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Double Garage Detached           |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | February 13th, 2025 |
|-------------|---------------------|

Days on Market 29

Zoning Zone 11

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Listing information last updated on March 14th, 2025 at 9:32am MDT