

## \$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 | 2              |

## Zoning

## Zone 07

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Listing information last updated on May 23rd, 2025 at 9:48am MDT