

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

MLS® #E4421330

**\$669,900**

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

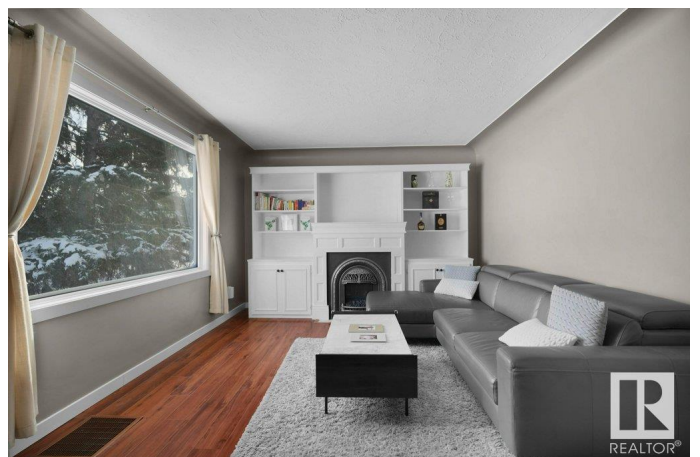
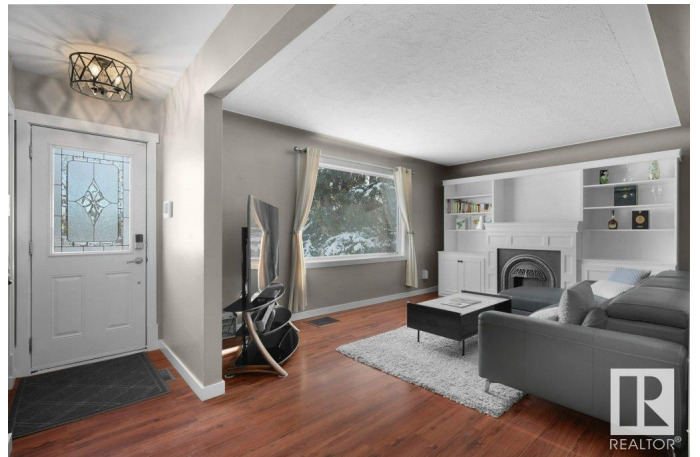
Glenora, Edmonton, AB

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
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Days on Market 29

Zoning Zone 11

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Listing information last updated on March 14th, 2025 at 3:02am MDT