



## 13404 102 Avenue Edmonton AB

\$499,900

Opportunity in Glenora awaits! Charm throughout this original 2 storey home which is situated on a 50 x 145 corner lot. Steps away from Alexander Circle, restaurants, shops, the beautiful river valley, plus the new LRT line makes this the ideal location for you to make your home in this beautiful neighbourhood. Do you work downtown, university, hospitals. This location couldn't be better. The heated garage is attached to the house with plenty of room on the driveway. Main floor has lots of light, herringbone hardwood floors, and a large east facing bow window in the living room to welcome in the morning light. Plus a wood fireplace for the cozy winter nights. Formal dining room is just off the kitchen. Upstairs are 2 generously sized bedrooms. Main floor bath. The basement has a living room, den and large utility/laundry room. The streets are canopied with gorgeous trees - there is not a more desirable location in the city.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

christiangannon@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net