

11440 104 Street

Main Floor Exterior Area 137.35 m²
Interior Area 129.43 m²



0 2 4 m

PREPARED: 2025/09/09



White regions are excluded from total floor area in floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$699,999

LAND, LOCATION & FLEXIBILITY! A distinctive opportunity on an impressive 1,206 m² pie-shaped parcel with RS zoning and an existing 4 bed/3 bath residence. The substantial lot size, established improvements and central Edmonton location make this a property worth exploring for buyers considering both current and future use. The home offers a lower-level kitchen, separate entrance, flexible living areas and two independent furnaces serving the upper and lower levels. Significant updates include all-new windows & doors (2026), upper furnace (2025), 50-gal HWT (2026), durable metal interlock roof, refreshed landscaping & permanent exterior lighting. Additional features include 2 wood-burning fireplaces, water softener, air purifier, stair climber & abundant storage. Across from a Jr. High and conveniently located near NAIT, Glenrose, Royal Alexandra Hospital & downtown. An uncommon combination of land size, RS zoning, existing improvements & accessibility! (id:6769)

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REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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