

# \$1,100,000 - 13915 13919 102 Avenue, Edmonton

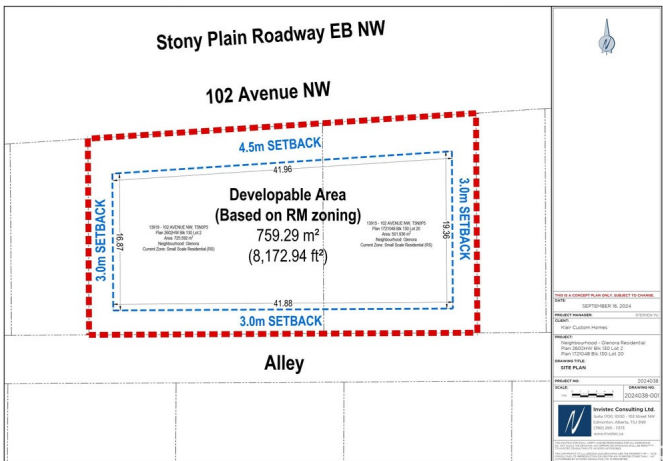
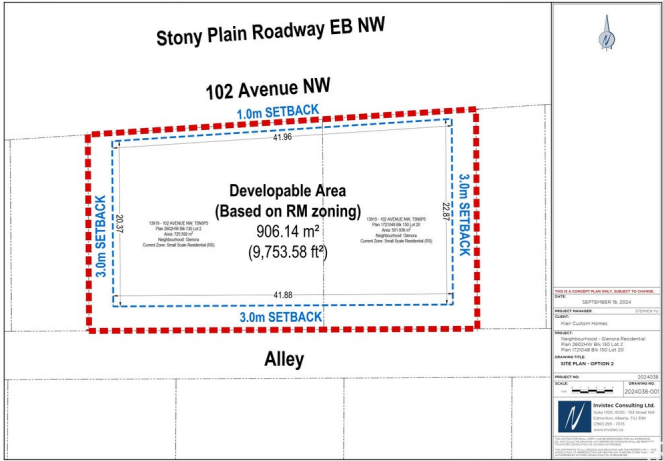
MLS® #E4446166

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Glenora, Edmonton, AB

ONCE IN A LIFETIME GLENORA OPPORTUNITY. Walking distance to LRT & affluent amenities. Purchase these properties in combination for a total of 1225M2 of prime redevelopment space. Capitalize on city designation for Priority Growth in a Primary Corridor. Both properties are currently rented! Rent & hold until you are ready to redevelop this parcel! Properties together boast 157 ft on north (alley) side. 154 ft frontage. West side 74ft. Eastside 88 ft. Buyer and/or representation to confirm all measurements. RM 23 Zoning. Rent & Hold. Rent and Develop. The possibilities are endless. Properties are sold as is where is. Nearby walking trails, excellent schools, bus routes/LRT, downtown only minutes away...take advantage of endless opportunities in this stellar mature neighborhood in a city bustling with growth & opportunity. This sought after neighborhood will bring strong rents for your rental portfolio while being a potential project for CHMC MLI Financing. Edmonton's future is bustling...be a part of it!



## Essential Information

MLS® # E4446166  
Price \$1,100,000

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13915 13919 102 Avenue |
| Area        | Edmonton               |
| Subdivision | Glenora                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5N 0P5                |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

### Interior

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Commercial, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
|-------------------|-------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 53             |
| Zoning         | Zone 11        |

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Listing information last updated on August 27th, 2025 at 6:17pm MDT