

## **\$749,000 - 14026 101a Avenue, Edmonton**

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MLS® #E4462583

**\$749,000**

6 Bedroom, 3.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

BEAUTIFUL 1627 sq. ft. 2 Storey with LEGAL BASEMENT SUITE & DETACHED GARAGE in GLENORA. This NEWER BUILT (2016) HOME with front verandah leading to the BRIGHT FOYER with tile flooring, off the foyer is a 2 pc. bath & a BEDROOM/DEN. GREAT ROOM STYLE with laminate flooring, ELECTRIC FIREPLACE with BI & SURROUND SOUND. MODERN WHITE KITCHEN with stainless appliances, GAS STOVE, mosaic tile backsplash & QUARTZ COUNTERS & a generous dining room. There is mudroom with BACK DOOR access to the deck & yard. Upper level features a LARGE PRIMARY BEDROOM with WI closet, spa ensuite with dual sinks, SOAKER TUB & OVERSIZED TILE SHOWER. 2 additional beds, a 4 pc. main bath & a handy laundry. The lower level features a 665+ sq. ft. 2 BEDROOM LEGAL BASEMENT SUITE with its own kitchen, living room, 4 pc. bath, laundry & more. LOW MAINTENANCE LANDSCAPED FENCED YARD with COMPOSITE DECK & DETACHED GARAGE. FEATURES:CENTRAL AIR, 2 FURNACES & more. Great home with INCOME POTENTIAL in a fabulous CENTRAL LOCATION!

Built in 2016

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4462583               |
| Price          | \$749,000              |
| Lease Rate     | \$9                    |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,628                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14026 101a Avenue |
| Area        | Edmonton          |
| Subdivision | Glenora           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5N 0L2           |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Low Flw/Dual Flush Toilet |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Detached                                                       |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Glass Door                                                                                                                                                                                                                 |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                            |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 9.2x31.5                                                                                       |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                             |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Glenora School       |
| Middle     | Westminster School   |
| High       | Ross Sheppard School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 11            |

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Listing information last updated on October 31st, 2025 at 10:18am MDT