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

MLS® #E4446166

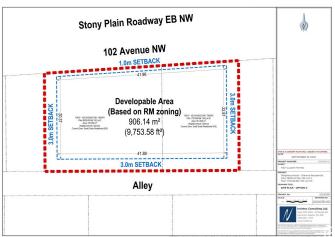
## \$1,100,000

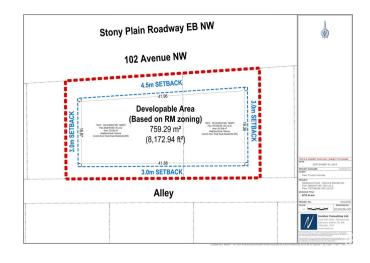
0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

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 12

Zoning Zone 11

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Listing information last updated on July 17th, 2025 at 10:03am MDT