

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

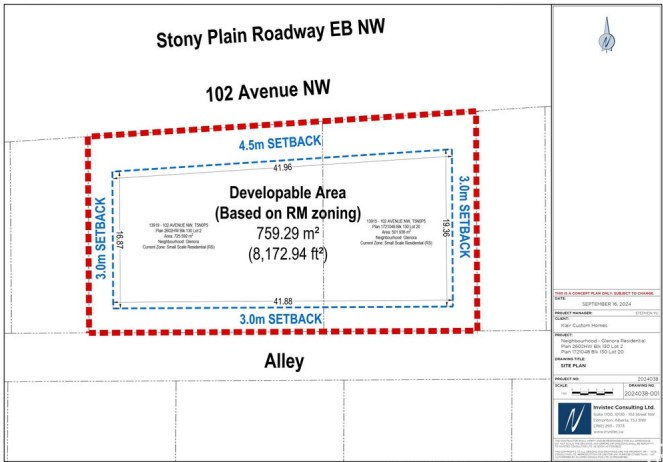
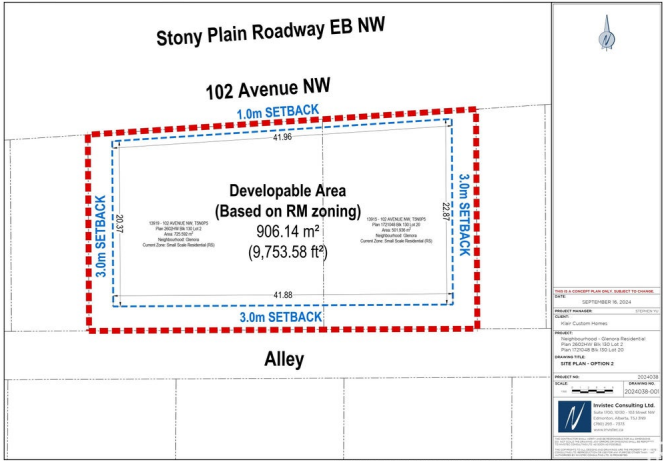
MLS® #E4446166

**\$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	20
Zoning	Zone 11

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 25th, 2025 at 9:47am MDT