

## \$449,900 - 14720 104 Avenue, Edmonton

MLS® #E4429830

**\$449,900**

4 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to this WELL-MAINTAINED, LEGALLY SUITED home nestled in the heart of Grovenor, one of Edmonton's most desirable and walkable neighborhoods. Perfect for investors, first-time home buyers, or multi-generational families! Main floor hosts the SPACIOUS living area that flows seamlessly to the kitchen, which boasts CRISP WHITE APPLIANCES & CLASSIC WOODEN CABINETRY! You'll also find the PRIMARY BEDROOM as well as an ADDITIONAL BEDROOM, both filled with NATURAL LIGHT, and there is a 4PC BATH completing the main level! The basement features a RENOVATED self-contained LEGAL SUITE with 2 ADDITIONAL BEDROOMS, a SECOND KITCHEN, SECOND LIVING AREA, and a 3PC BATH. Whether you're looking to live up and rent down, expand your investment portfolio, or accommodate family under one roof, this property checks all the boxes!

Built in 1954

### Essential Information

MLS® #	E4429830
Price	\$449,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	898
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14720 104 Avenue
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0X5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	11

## Zoning

## Zone 21

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Listing information last updated on April 20th, 2025 at 2:32am MDT