

## \$429,900 - 14720 104 Avenue, Edmonton

MLS® #E4429830

**\$429,900**

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     | \$429,900 |
| 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 Suite    | Yes  |
| 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 23

Zoning Zone 21

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 May 2nd, 2025 at 5:17pm MDT