\$629,900 - 14904 107 Avenue, Edmonton

MLS® #E4451013

\$629,900

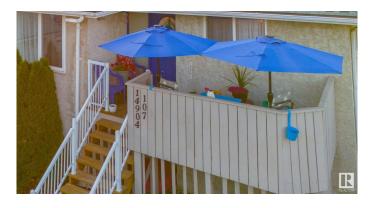
5 Bedroom, 3.00 Bathroom, 1,448 sqft Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

LOCATED ON 2 CORNER LOTS, Legal Triplex with Oversized Triple Garage :POTENTIAL TO BUILD ADDITIONAL GARDEN/GARAGE SUITES. Dedicated parking stalls at the rear, along with six parking stalls in the frontâ€"a rare and highly attractive feature for tenants and clients. Located on a corner lot in a strategic, high-visibility area, this property is an ideal revenue generator with numerous income streams. Currently, the two lower suites are advertised for rent at \$2300 per month plus 50% utilities. There is also potential to rent the upstairs 1450 square foot main floor. Additional opportunities to renting the three suites include: • Garage rental • Signage space for advertising • Upper suite rental The layout features a large 1400 square foot upper level, and two lower LEGAL spacious suites with nine-foot high ceilings and separate entrances for each unit, ensuring privacy for tenants. The location is convenient for access to downtown and public transportation, with numerous schools in close proximity.







Built in 1960

Essential Information

MLS® # E4451013 Price \$629,900 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,448

Acres 0.00

Year Built 1960

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 14904 107 Avenue

Area Edmonton

Subdivision High Park (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 4Z2

Amenities

Amenities Deck, Detectors Smoke, Parking-Extra, Parking-Visitor, See Remarks, 9

ft. Basement Ceiling

Parking Spaces 6

Parking Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access,

Triple Garage Detached, See Remarks

Interior

Appliances Dishwasher-Built-In, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Window Coverings, See Remarks,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Preserved Wood

Additional Information

Date Listed August 2nd, 2025

Days on Market 88

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 October 29th, 2025 at 4:32pm MDT