

## **\$679,000 - 10704-10708 139 Street, Edmonton**

MLS® #E4429273

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,837 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

The Perfect Large North Glenora 8,406 sq ft CORNER LOT - This Ideal Dev Building Lot for potentially 12 units or lot subdivision into 3 or perhaps 4 lots is in a prime location entering North Glenora next to The Iconic Community of Glenora. Location, Location, Community. Favored Best for Redevelopment by The City of Edmonton this property has high visibility and is surrounded by roadway on 3 sides. North Glenora is a very desirable community w newer pavement etc. Currently this owner occupied existing side-by-side duplex has been updated with new vinyl windows, upgraded electrical service, newer shingles, refinished hardwood floors, fresh interior paint. Large windows grace the units with natural light. Enjoy unbeatable convenience, minutes to the U of A, City Center, major transit routes, schools, shopping, North Glenora Community League are just a short walk. A Very Good Property that has had caring ownership of monies recently spent upgrading. Great Income Holding, Super Re Development Lot & Location

Built in 1954

### **Essential Information**

MLS® #	E4429273
Price	\$679,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,837
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	10704-10708 139 Street
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1P4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Coronation School  
Middle                 Westminster Junior High  
High                    Ross Shep/Arch. MacDonald

### **Additional Information**

Date Listed            April 4th, 2025  
Days on Market      2  
Zoning                 Zone 07

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Listing information last updated on April 6th, 2025 at 1:02pm MDT