

Courtesy Of Alexine McTeer Of Real Broker

## \$425,000 - 14602 104 Avenue, Edmonton

MLS® #E4449823

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,327 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Step into this beautifully updated half duplex nestled on a private, tree-lined corner lot in Grovenor, just minutes from downtown and the river valley! Inside, youâ€™ll find warm knotty pine hardwood floors flowing through the main level & into the serene primary retreat. The open-concept main floor is flooded w/ natural light from oversized windows, complemented by a cozy gas fireplace & a stylish 2-piece powder room. The kitchen has been tastefully updated w/ modern cabinetry, a new backsplash, wood-inspired countertops & updated lighting. Upstairs, the spacious master retreat feat. large windows w/ tranquil tree canopy views. A second generous bdrm & a full bath complete the upper level. The fully finished basement adds incredible flexibility with two add'l bdrms, a full bath, and plenty of space for guests or a home office. Add'l highlights incl. a new HWT, a newer deck for summer enjoyment, and an oversized double detached garage. Come experience the charm, comfort, and convenience of Grovenor living!

Built in 2004

### Essential Information

MLS® # E4449823

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,327         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14602 104 Avenue |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0X4          |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Detectors Smoke, Fire Pit, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                            |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Insert                                                                                                       |
| Stories      | 3                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Corner Lot, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 21         |

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