

# \$850,000 - 14411 106 Avenue, Edmonton

MLS® #E4417636

## \$850,000

5 Bedroom, 4.00 Bathroom, 1,615 sqft  
Single Family on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to your future investment property with tenants. Nestled in the beautiful neighborhood of Grovenor with easy access to downtown Edmonton and main roads for easy transit. One side is a full bi-level with 1 bed & 4-piece bath on the main level completed with kitchen, dining and living room. The basement has 2 bedrooms & 3 piece bath, laundry/storage & family room. You will also find a deck off the side door for bbq & outdoor lounging. The other side has an upstairs open concept suite with 2 beds, 4-piece bath & laundry closet as well as large storage closet. The basement has a separate entrance to an unpermitted suite with large windows for ample sun light, 1 bed, 4-piece bath & its own laundry with a large amount of storage space. This side of the duplex is fenced with plenty of grass area to enjoy outdoor privacy.

Built in 1951

## Essential Information

MLS® #	E4417636
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,615
Acres	0.00



Year Built	1951
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	14411 106 Avenue
Area	Edmonton
Subdivision	Grovenor
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3Z3

### **Amenities**

Amenities	Off Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dishwasher-Portable, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 10th, 2025
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Days on Market 88

Zoning Zone 21

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