

## \$645,000 - 14620 104 Avenue, Edmonton

MLS® #E4445140

**\$645,000**

2 Bedroom, 2.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Grovenor, Edmonton, AB

This exquisite Grovenor home is a ONE-OF-A-KIND beauty! Uniquely designed and substantially remodeled for the professional couple and entertainer in mind. From its stunning landscaping, stone pathways, vinyl fencing, RV/trailer pad parking, oversized incredible 28x23 insulated garage with a second level mezzanine for storage the exterior elements of this property will blow you away. Inside the masterful quality craftsmanship and design will make you adore this home's quaint charm. Vaulted ceilings in dining room, stunning kitchen, cozy living space, rear main floor family room perfect for relaxing. Private upstairs owner's suite is an oasis with its rooftop patio and large ensuite bathroom. Basement is great for guests or small family with option for second bedroom, 3pc bathroom and large storage closet. This property is just spectacular for the right buyer! Just minutes from downtown, river valley, West block complex. The location is amazing!

Built in 1945

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445140  |
| Price     | \$645,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,555                  |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14620 104 Avenue |
| Area        | Edmonton         |
| Subdivision | Grovenor         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0X4          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Tankless, Parking-Extra, R.V. Storage, Vaulted Ceiling |
| Parking   | Double Garage Detached, Insulated, Over Sized                                     |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Partial, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 21         |

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Listing information last updated on August 2nd, 2025 at 9:02pm MDT