

## \$449,900 - 9404 102a Avenue, Edmonton

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MLS® #E4442747

**\$449,900**

5 Bedroom, 3.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

Boyle Street, Edmonton, AB

This former Greenboro Showhome is located in the heart of Downtown. Perfect for Downtown workers. Features include: central air conditioning, fully tiled solarium/sunroom with large skylight and built in hoodfan for barbeque. Main floor boasts a spacious kitchen for meal preparation, gas fireplace, dining room and south facing Living room. Upstairs offers 4 bedrooms and primary bedroom 3 pc ensuite, and another 3 pc in the lower lever for a total of 3.5 baths. The fully finished basement has another bedroom and family room with 9' ceilings. Oversized double detached garage complete with heat & 220V, includes wired in security system. Nothing left to do but move in and enjoy.



Built in 1994

### Essential Information

MLS® #	E4442747
Price	\$449,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	1994

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9404 102a Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L7

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, 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	Back Lane, Low Maintenance Landscape, Public Transportation, River View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
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Days on Market 65

Zoning Zone 13

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