

# \$595,000 - 14904 107 Avenue, Edmonton

MLS® #E4451013

## \$595,000

5 Bedroom, 3.00 Bathroom, 1,448 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

LOCATED ON 2 CORNER LOTS, Legal Triplex with Oversized Triple Garage ;POTENTIAL TO BUILD ADDITIONAL GARDEN/GARAGE SUITES. Dedicated parking stalls at the rear, along with six parking stalls in the front—a rare and highly attractive feature for tenants and clients. Located on a corner lot in a strategic, high-visibility area, this property is an ideal revenue generator with numerous income streams. Currently, the two lower suites are advertised for rent at \$2300 per month plus 50% utilities. There is also potential to rent the upstairs 1450 square foot main floor. Additional opportunities to renting the three suites include: • Garage rental • Signage space for advertising • Upper suite rental The layout features a large 1400 square foot upper level, and two lower LEGAL spacious suites with nine-foot high ceilings and separate entrances for each unit, ensuring privacy for tenants. The location is convenient for access to downtown and public transportation, with numerous schools in close proximity.

Built in 1960

## Essential Information

MLS® #	E4451013
Price	\$595,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,448
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14904 107 Avenue
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4Z2

### **Amenities**

Amenities	Deck, Detectors Smoke, Parking-Extra, Parking-Visitor, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access, Triple Garage Detached, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Preserved Wood

### **Additional Information**

Date Listed	August 2nd, 2025
Days on Market	67
Zoning	Zone 21

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Listing information last updated on October 8th, 2025 at 11:02am MDT