

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

MLS® #E4442747

**\$449,900**

5 Bedroom, 3.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

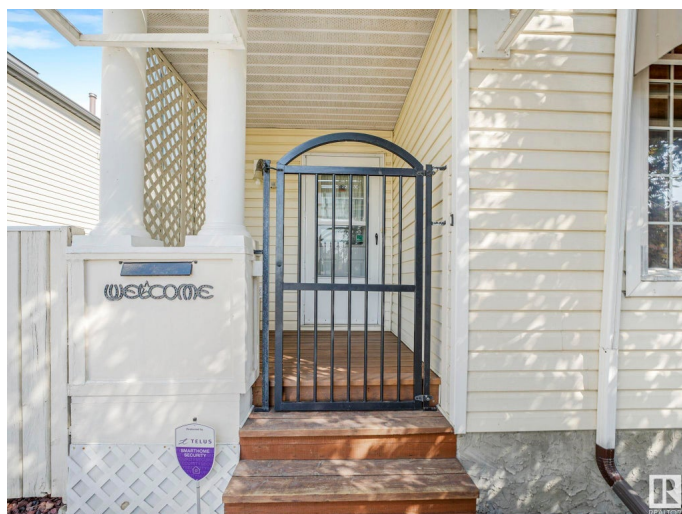
Boyle Street, Edmonton, AB

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 |
|-------------|-----------------|

Days on Market 46

Zoning Zone 13

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT