

## \$320,000 - 6903 101 Ave, Edmonton

MLS® #E4452192

**\$320,000**

4 Bedroom, 1.00 Bathroom, 775 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Get ready to fall in love with this stylish 4 bedroom half duplex with vaulted ceilings conveniently located community of Terrace Heights with quick access to downtown, schools, and only a block away from the library. Stylishly updated and move-in ready, this home offers a bright and inviting main floor with a spacious living room, a warm and functional kitchen with plenty of counter space, and a welcoming dining area. A large primary, second bedroom, and updated bathroom round out the main floor. Downstairs you'll find two large bedrooms flanking the laundry area with newer washer and dryer, and storage. Enjoy the outdoors gardening in the raised garden beds or enjoy the sunshine in the south facing backyard. With many updates over the years including an on-demand hot water heater, new fence and roof in 2021 this duplex is sure to impress. Great for investors, first time buyers, and downsizers.

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452192  |
| Price      | \$320,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 775           |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6903 101 Ave               |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 0H6                    |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                                       |

### Interior

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                  |
| Stories      | 2                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | Full, Partially Finished                                                                                                   |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Metal, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

Days on Market 11

Zoning Zone 19

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Listing information last updated on August 20th, 2025 at 12:17pm MDT