

\$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 17

Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 1:32pm MDT