

\$575,000 - 13331 109b Avenue, Edmonton

MLS® #E4445552

\$575,000

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

North Glenora, Edmonton, AB

Charming 5-bedroom character home in sought-after North Glenora. Thoughtfully updated and well cared for, this home has a great layout for growing families in one of Edmonton’s most vibrant neighborhoods. The main floor features a warm and inviting kitchen and dining area, two bedrooms, and a full 4-piece bathroom; truly a rare find! Upstairs, the primary bedroom includes a walk-in closet and shares the level with another bedroom and a convenient 3-piece bathroom. The fully finished basement offers an additional bedroom with an ensuite/laundry room and jack-and-jill access to the living space. The backyard is spacious, surrounded by mature trees, and includes a gazebo for relaxing summer evenings.

Built in 1952

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445552 |
| Price | \$575,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,448 |
| Acres | 0.00 |
| Year Built | 1952 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13331 109b Avenue |
| Area | Edmonton |
| Subdivision | North Glenora |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 2M1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Closet Organizers |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Coronation School |
| Middle | Westminster School |
| High | Ross Sheppard School |

Additional Information

Date Listed July 3rd, 2025
Days on Market 1
Zoning Zone 07

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