

Courtesy Of Greg Steele Of RE/MAX Excellence

## \$599,900 - 13207 109 Avenue, Edmonton

MLS® #E4459278

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

**NORTH GLENORA'S FINEST!!!** Spectacular character home with the features of a modern build. The main floor offers an open layout with a large living room flooded with natural sunlight, custom Built Ins, dining area, & Brand New modern kitchen with quartz countertops, tiled backsplash, & stainless steel appliances. A library/den, bedroom, & 4 pc bath complete this level. Upstairs, youâ€™™ll find two generous bedrooms, connected by a Jack & Jill spa-inspired ensuite boasting a massive walk-in shower with body jets, rainfall showerhead, and dual sinks. The fully finished basement includes a spacious rec room, laundry, & 3 pc bath. Enjoy the south facing backyard, fully fenced with plenty of green space for kids or pets to play. Added details include hardwood flooring, crown molding, trim & ceiling accents. Located near Westmount Shopping Centre, restaurants, schools, library, and public transit, with quick access to Groat Road, the U of A and Downtown. A perfect blend of style, charm, comfort, and convenience!

Built in 1952

### Essential Information

MLS® # E4459278

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,454                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13207 109 Avenue |
| Area        | Edmonton         |
| Subdivision | North Glenora    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 2G3          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached                                     |

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Swimming Pool, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco, Vinyl                      |
| Foundation   | Concrete Perimeter                       |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Coronation    |
| Middle     | Westmount     |
| High       | Ross Sheppard |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 42                   |
| Zoning         | Zone 07              |

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Listing information last updated on November 5th, 2025 at 10:02am MST