

# \$648,800 - 13920 109b Avenue, Edmonton

MLS® #E4414026

**\$648,800**

4 Bedroom, 3.00 Bathroom, 1,852 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Are you looking for an elegant and modern lifestyle house in North Glenora? This house is for you. This 1800 sqft brand new house features 3 +1 spacious bdrm, 2.5 bthrm and separate entrance to the bsmt. The main floor welcomes you with a breath taking open concept and beautiful ceramic flooring. It offers spacious living room with a huge window that allow plenty of natural light and an insert fireplace opens to a contemporary kitchen with stunning high end kitchen cabinets a dining area and an addition to a guest bedroom, full bathrm and raised high closets at the main and back doors. Plenty of storage spaces on the main. Upstairs offers 3 bright bdrms, a good sized 4 pieces bthrm, a laundry area. A large primary suite has 5 pc ensuite w/separate wide stands up shower, his and her sinks and a nice deep bhtub to relax after long working days. Unspoiled bsmt needs your ideas. New home warranty. The back yard is landscaped. Walking distance to schools, transit and shopping centres, this is a must see!

Built in 2022

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4414026  |
| Price  | \$648,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,852                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 13920 109b Avenue |
| Area        | Edmonton          |
| Subdivision | North Glenora     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 2K7           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Infill Property, HRV System |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                     |

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Appliances        | Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas            |
| Fireplace         | Yes                                  |
| Fireplaces        | Glass Door, Insert                   |
| Stories           | 2                                    |
| Has Basement      | Yes                                  |
| Basement          | Full, Unfinished                     |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Partially Fenced |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

### **School Information**

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

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 18th, 2024 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 161 |
|----------------|-----|

|        |         |
|--------|---------|
| Zoning | Zone 07 |
|--------|---------|

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Listing information last updated on April 28th, 2025 at 3:17pm MDT