

Courtesy Of Jonathan A Lusok Of Liv Real Estate

\$525,000 - 13304 109 Avenue, Edmonton

MLS® #E4436610

\$525,000

3 Bedroom, 2.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

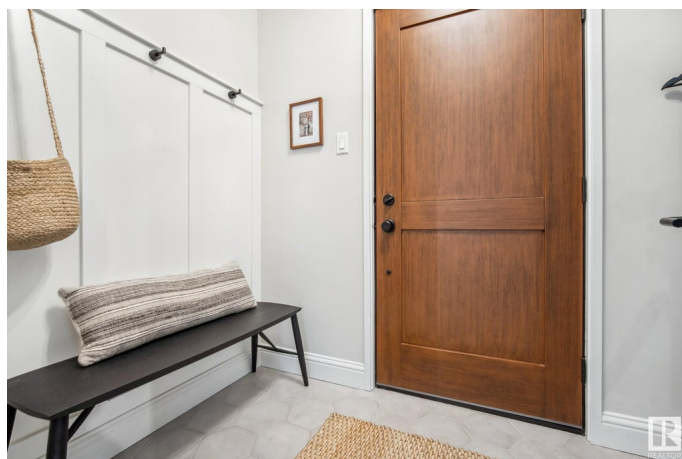
Fully Renovated Home in Desirable North Glenora – Over \$120K in Upgrades! This 3 bed, 2 bath gem blends thoughtful design, energy efficiency & style in one of Edmonton’s most loved central communities. Major envelope renovation (2022) includes: triple-pane windows, premium shingles, chimney work, eaves, fascia, new insulated fiberglass front door and more. The stunning chef’s kitchen offers quartz counters, walnut accents, gas range & KitchenAid appliances. Both bathrooms fully renovated – featuring a spa-inspired lower bath with soaker tub & double vanity. Other upgrades: electrical service/panel (100amp), new interior doors, lighting, paint, front entry millwork & tile, basement carpet, and new tile in upper bath. Finished basement adds functional space. Outside: new back deck, exterior lighting, and professional landscaping (2024). Walkable to 124 Street, top-rated schools, parks, river valley, and minutes to U of A & downtown. A rare turnkey opportunity in a premiere location!

Built in 1952

Essential Information

MLS® # E4436610

Price \$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	13304 109 Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2G5

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Fire Pit, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed May 15th, 2025

Days on Market 7

Zoning Zone 07

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 May 22nd, 2025 at 7:32am MDT