

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

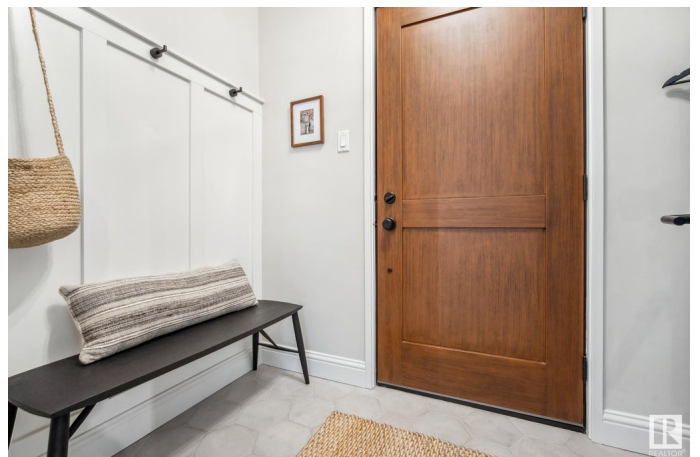
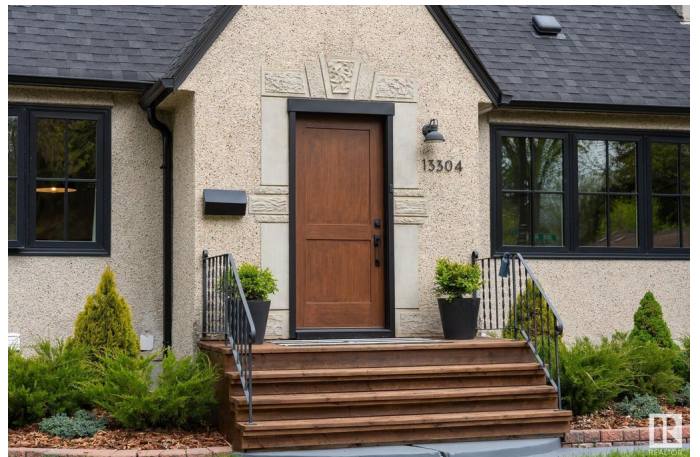
Fully Renovated Home in Desirable North Glenora – Over \$120K in Upgrades! This 3 bed, 2 bath gem blends thoughtful design, energy efficiency & style in one of Edmonton’s most loved central communities. Major envelope renovation (2022) includes: triple-pane windows, premium shingles, chimney work, eaves, 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                6

Zoning                            Zone 07

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Listing information last updated on May 21st, 2025 at 5:17pm MDT