

# \$519,000 - 13534 110a Avenue, Edmonton

MLS® #E4449059

**\$519,000**

4 Bedroom, 2.50 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Welcome to this dream home in the heart of the prestigious North Glenora community. This recently renovated 1.5-story, 4 bedroom, 3 bathroom residence seamlessly blends classic charm with modern sophistication. Nestled on a tree-lined street just minutes from Edmonton's downtown and the scenic North Saskatchewan river valley. Follow the separate entrance to a finished basement featuring an additional bedroom, 3pc bath, kitchen, eating area, and generously sized living room. The backyard offers low maintenance landscaping with colorful perennials, raised garden beds, and seasonal berries. There is also a large patio and fire pit for entertaining. Enjoy ample parking with an oversized double garage and large parking pad.

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449059  |
| Price          | \$519,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,254     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13534 110a Avenue |
| Area        | Edmonton          |
| Subdivision | North Glenora     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 2M9           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Fire Pit, Patio, Vinyl Windows |
| Parking   | Double Garage Detached         |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 3                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 07         |

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Listing information last updated on August 5th, 2025 at 9:47am MDT