

\$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

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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	2
Zoning	Zone 07

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