

\$575,000 - 13331 109b Avenue, Edmonton

MLS® #E4445552

\$575,000

5 Bedroom, 3.00 Bathroom, 1,448 sqft
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Charming 5-bedroom character home in sought-after North Glenora. Thoughtfully updated and well cared for, this home has a great layout for growing families in one of Edmonton’s most vibrant neighborhoods. The main floor features a warm and inviting kitchen and dining area, two bedrooms, and a full 4-piece bathroom; truly a rare find! Upstairs, the primary bedroom includes a walk-in closet and shares the level with another bedroom and a convenient 3-piece bathroom. The fully finished basement offers an additional bedroom with an ensuite/laundry room and jack-and-jill access to the living space. The backyard is spacious, surrounded by mature trees, and includes a gazebo for relaxing summer evenings.

Built in 1952

Essential Information

MLS® #	E4445552
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,448
Acres	0.00
Year Built	1952



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	13331 109b Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2M1

Amenities

Amenities	Closet Organizers
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Coronation School
Middle	Westminster School
High	Ross Sheppard School

Additional Information

Date Listed July 3rd, 2025
Days on Market 5
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 July 8th, 2025 at 2:32pm MDT