

# \$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        3  
Zoning                    Zone 07

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Listing information last updated on July 6th, 2025 at 3:02am MDT