

Courtesy Of Greg Steele Of RE/MAX Excellence

# \$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€™™ 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

MLS® # E4459278

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 40  
Zoning Zone 07

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Listing information last updated on November 3rd, 2025 at 8:02pm MST