

# \$445,000 - 13303 109 Avenue Nw, Edmonton

MLS® #E4249012

## \$445,000

3 Bedroom, 2.00 Bathroom, 1,129 sqft  
Single Family on 0.14 Acres

North Glenora, Edmonton, AB

Welcome to this beautifully updated corner lot gem in the desirable neighbourhood of North Glenora! This 3 (1+2)/2 bath home features a fresh new look including flooring, trim, paint, lighting, roof, newer windows, furnace, HWT, kitchen, bathrooms and more! The main floor is open and spacious and offers a unique floor plan, with large living area featuring gas fireplace, a huge main bedroom with walk in closet, and a spa like bathroom with rain shower, and soaker tub. The kitchen offers stone counters, stainless steel appliances and overlooks the large dining area. The basement features a rec room, 2 additional bedrooms and a 3pce bath. Offering quick access to downtown Edmonton, the University area and Edmonton's River Valley, the location is prime!

Built in 1952

## Essential Information

MLS® #	E4249012
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.14
Year Built	1952



Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE
Zone	Zone 07

### **Community Information**

Address	13303 109 Avenue Nw
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T5M 2G4

### **Amenities**

Features	Deck, Porch, No Animal Home, No Smoking Home, Programmable Thermostat, Hot Water Natural Gas
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior	Carpet, Ceramic Tile, Vinyl Plank
Interior Features	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Gas, Tile Surround
# of Stories	2
Has Basement	Yes
Basement	Full, Partly Finished

### **Exterior**

Exterior	Stone, Vinyl
Exterior Features	Back Lane, Fenced, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## **Additional Information**

Date Listed            June 10th, 2021

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Listing information last updated on June 19th, 2021 at 10:16pm MDT