

## **\$648,800 - 13920 109b Avenue, Edmonton**

MLS® #E4414026

**\$648,800**

4 Bedroom, 3.00 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Are you looking for an elegant and modern lifestyle house in North Glenora? This house is for you. This 1800 sqft brand new house features 3 +1 spacious bdrm, 2.5 bthrm and separate entrance to the bsmt. The main floor welcomes you with a breath taking open concept and beautiful ceramic flooring. It offers spacious living room with a huge window that allow plenty of natural light and an insert fireplace opens to a contemporary kitchen with stunning high end kitchen cabinets a dining area and an addition to a guest bedroom, full bathrm and raised high closets at the main and back doors. Plenty of storage spaces on the main. Upstairs offers 3 bright bdrms, a good sized 4 pieces bthrm, a laundry area. A large primary suite has 5 pc ensuite w/separate wide stands up shower, his and her sinks and a nice deep bhtub to relax after long working days. Unspoiled bsmt needs your ideas. New home warranty. The back yard is landscaped. Walking distance to schools, transit and shopping centres, this is a must see!

Built in 2022

### **Essential Information**

MLS® # E4414026

Price \$648,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,852
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13920 109b Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2K7

### Amenities

Amenities	Ceiling 9 ft., Infill Property, HRV System
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**School Information**

Elementary	Coronation School
High	Ross Sheppard School

**Additional Information**

Date Listed	November 18th, 2024
Days on Market	153
Zoning	Zone 07

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