# \$975,000 - 13916 107a Avenue, Edmonton

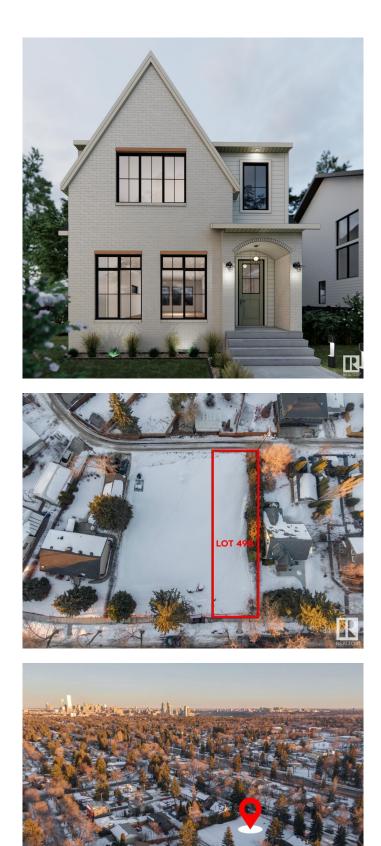
MLS® #E4421529

#### \$975,000

3 Bedroom, 2.50 Bathroom, 2,136 sqft Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Located in the heart of prestigious North Glenora & situated on a quiet street just a short distance from Edmonton's Downtown core, this custom built 2 Storey infill by award winning home builder, North Pointe Homes, is available for pre-sale! Feat. nearly 2,200 Sq Ft of finished living space, w/ the opportunity to develop the basement, this full sized home has been thoughtfully engineered & curated for a family's lifestyle or for those that love to entertain. Generously positioned on an oversized, 33' lot, this central infill will sit at 24' wide w/ 10ft main floor ceilings, floor to ceiling windows & a double detached garage. This home is complete w/ 3 sizeable bdrms upstairs and an abundance of natural light throughout. Build your dream home with the opportunity to choose from preselected layouts/finishes or customize all interior & exterior finishings by tailoring your own bespoke floor plan. Explore one of the available floor plans by visiting the Showhome at 8813 140 Street for a detailed tour!



Built in 2025

#### **Essential Information**

MLS® #	E4421529
Price	\$975,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,136
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	13916 107a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2H7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Wood, Stone, Vinyl, Hardie Board Siding				
-	, 0	Nearby,	Public	Transportation,
	Picnic Area,		Picnic Area, Playground Nearby,	Picnic Area, Playground Nearby, Public

Lot Description	382.98
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 64

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 April 19th, 2025 at 7:17am MDT