

Courtesy Of Deborah A McGuire Of MaxWell Polaris

## **\$475,000 - 10962 135 Street, Edmonton**

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MLS® #E4429420

### **\$475,000**

4 Bedroom, 2.00 Bathroom, 980 sqft  
Single Family on 0.00 Acres

North Glenora, Edmonton, AB

GREAT VALUE in North Glenora! This charming 4-bedroom, 2-bathroom bungalow boasts hardwood floors with over \$80,000 in upgrades. The main floor features a bright and welcoming living room, modern kitchen, a 4-piece bathroom, a spacious primary and additional bedroom, and a dining area perfect for family meals. The fully finished basement offers a large rec room, two generously sized bedrooms, 3-piece bathroom, and laundry room. Outside, the west-facing backyard is an entertainer's dream, fully fenced for children and pets, with a mature garden paradise. Conveniently located just steps away from schools, library, Westmount Shopping Centre, Transit Centre, grocery stores, recreation facilities, medical services, banks, and restaurants. Plus, it's just minutes to University of Alberta, NAIT, Grant MacEwan and Downtown. Foundation repair (\$8,778); Sewer Line (\$15,771); Hot water tank (\$2,310); Interiors (\$49,695); Furnace & Humidifier (\$6,578).



Built in 1952

### **Essential Information**

MLS® #	E4429420
Price	\$475,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10962 135 Street
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1K2

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, Patio, Workshop
Parking Spaces	6
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Coronation, St.Vincent
Middle	Westminster, Westmount
High	Ross Shep, Archbishop MacD

## Additional Information

Date Listed	April 6th, 2025
Days on Market	10
Zoning	Zone 07

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Listing information last updated on April 16th, 2025 at 6:47pm MDT