

Courtesy Of Alexine McTeer Of Real Broker

# **\$999,000 - 13920 107a Avenue, Edmonton**

MLS® #E4421528

**\$999,000**

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 a reverse pie lot w/ 51' frontage, 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 w/ 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 @ 8813 140 ST for a detailed tour!

Built in 2025

## **Essential Information**

MLS® # E4421528

Price \$999,000

Bedrooms 3



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

### Community Information

Address	13920 107a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2H7

### Amenities

Amenities	Ceiling 10 ft., 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

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Lot Description      599.30  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Vinyl, Hardie Board  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            February 14th, 2025  
Days on Market      187  
Zoning                  Zone 07

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