

# \$975,000 - 13918 107a Avenue, Edmonton

MLS® #E4421530

**\$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® #	E4421530
Price	\$975,000
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	13918 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**

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

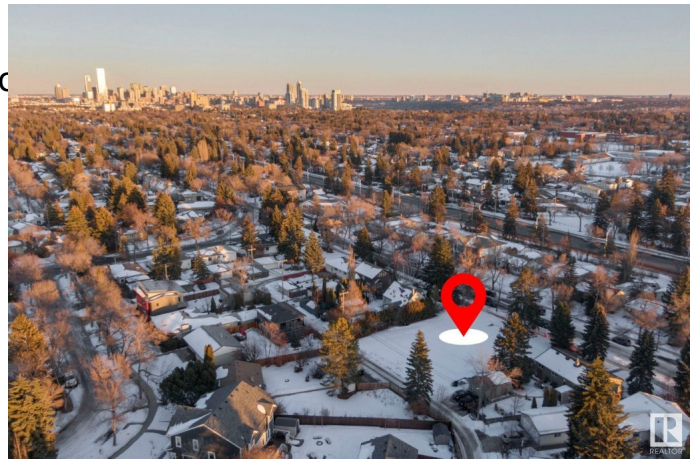
Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl, Hardie Board  
Foundation Concrete Perimeter

### School Information

Elementary Coronation School  
Middle Westminster School  
High Ross Sheppard School

### Additional Information

Date Listed February 14th, 2025  
Days on Market 56  
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 11th, 2025 at 7:02pm MDT