

Courtesy Of Fred Clemens Of ComFree

# \$519,000 - 13534 110a Avenue, Edmonton

MLS® #E4449059

**\$519,000**

4 Bedroom, 2.50 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

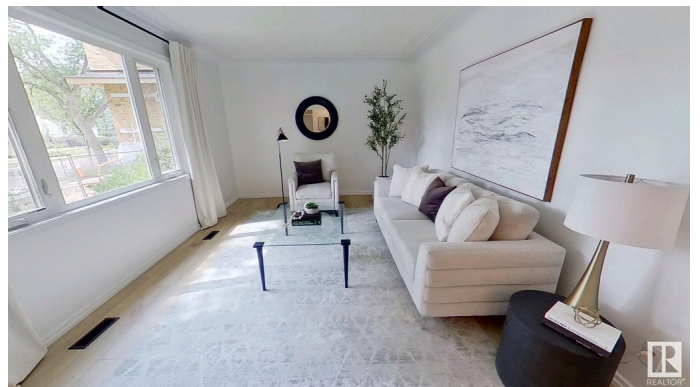
North Glenora, Edmonton, AB

Welcome to this dream home in the heart of the prestigious North Glenora community. This recently renovated 1.5-story, 4 bedroom, 3 bathroom residence seamlessly blends classic charm with modern sophistication. Nestled on a tree-lined street just minutes from Edmonton's downtown and the scenic North Saskatchewan river valley. Follow the separate entrance to a finished basement featuring an additional bedroom, 3pc bath, kitchen, eating area, and generously sized living room. The backyard offers low maintenance landscaping with colorful perennials, raised garden beds, and seasonal berries. There is also a large patio and fire pit for entertaining. Enjoy ample parking with an oversized double garage and large parking pad.

Built in 1952

## Essential Information

MLS® #	E4449059
Price	\$519,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00



Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	13534 110a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2M9

### **Amenities**

Amenities	Fire Pit, Patio, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	11
Zoning	Zone 07

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Listing information last updated on August 2nd, 2025 at 5:02am MDT