

## \$650,000 - 13909 107a Avenue, Edmonton

MLS® #E4466352

**\$650,000**

4 Bedroom, 3.50 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

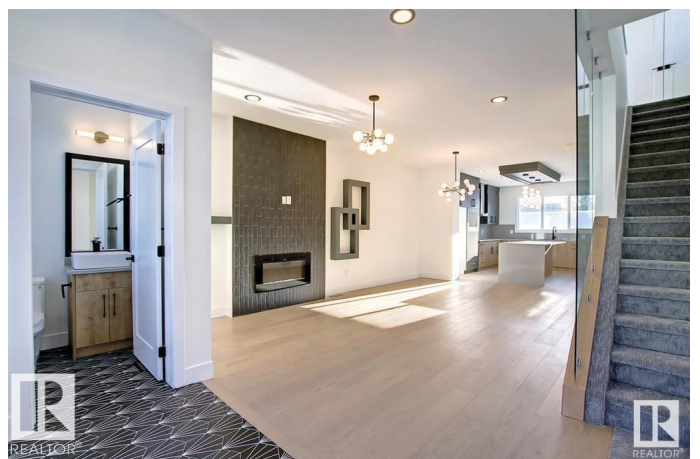
Luxurious 4BR + 3.1BA Half Duplex with LEGAL BASEMENT SUITE Step into modern city living in this stunning 1538 sqft Half Duplex, with 4 spacious bedrooms and 3.1 luxe bathrooms. Perfectly nestled in the highly-desirable North Glenora neighborhood and central location, this home is a rare treasure in the Edmonton Real Estate market! As you walk in, you'll be greeted by a trendy open floor plan which perfectly fuses design and functionality. The modern finishes throughout provide an appeal of contemporary elegance, making the home an epitome of style and comfort. The home boasts a LEGAL 1-bedroom basement suite that is designed to perfection, offering a fantastic opportunity to generate income. Top it with a double car garage and you have got a lot more than just a place to live. Think turn-key, the property is fully landscaped completely fenced and meticulously maintained for a move-in-ready experience. best part - the duplex is already an income-generating asset! It's an investor's dream

Built in 2021

### Essential Information

MLS® # E4466352

Price \$650,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,530         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13909 107a Avenue |
| Area        | Edmonton          |
| Subdivision | North Glenora     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 2A8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Mantel                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 07             |

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Listing information last updated on November 20th, 2025 at 10:32pm MST