

## \$499,000 - 13335 110a Avenue, Edmonton

MLS® #E4441707

**\$499,000**

3 Bedroom, 2.00 Bathroom, 949 sqft

Single Family on 0.00 Acres

North Glenora, Edmonton, AB

Extensively renovated within the last 5 years, this upgraded character home blends classic appeal with modern function. Sitting on a large, south-facing lot with professional landscaping, it features original hardwood floors in exceptional condition, coved ceilings, and an open-concept living, dining, and kitchen area. The interior offers impressive storage with well-sized closets and a smart layout. Nearly every aspect of the home has been updated, including the kitchen, bathrooms, windows, fireplace, furnace, hot water tank, plumbing, electrical, siding, shingles, fencing, and more—all professionally completed. Located just minutes from the River Valley and within walking distance to schools, public transit, shopping, and recreation facilities. A move-in ready opportunity—show with confidence.

Built in 1953

### Essential Information

MLS® #	E4441707
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.00



Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13335 110a Avenue
Area	Edmonton
Subdivision	North Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2M6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	CORONATION SCHOOL
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Middle	WESTMINSTER SCHOOL
High	ROSS SHEPPARD SCHOOL

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	3
Zoning	Zone 07

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