

# \$1,100,000 - 13918 107a Avenue, Edmonton

MLS® #E4465871

**\$1,100,000**

3 Bedroom, 2.50 Bathroom, 2,136 sqft

Single Family on 0.00 Acres

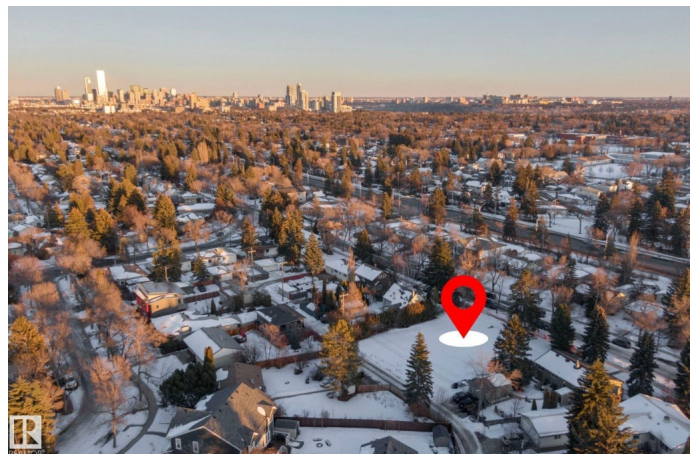
North Glenora, Edmonton, AB

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.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4465871    |
| Price      | \$1,100,000 |
| 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 Siding                                                                          |
| Foundation        | Concrete Perimeter                                                                                               |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Coronation School    |
| Middle     | Westminster School   |
| High       | Ross Sheppard School |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 15th, 2025 |
| Zoning      | Zone 07             |

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Listing information last updated on November 15th, 2025 at 4:17pm MST