# \$2,800,000 - 13520 101 Avenue, Edmonton

MLS® #E4435849

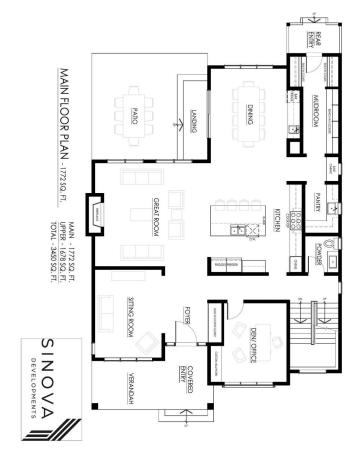
### \$2,800,000

5 Bedroom, 5.50 Bathroom, 3,450 sqft Single Family on 0.00 Acres

Glenora, Edmonton, AB

Stunning new custom home in Glenora with 3,450 sq ft above grade + fully finished basement. This modern-classic design by Studio Enda features 10' ceilings, oversized triple garage, and luxurious finishes throughout. The chef's kitchen includes custom oak cabinetry, quartzite counters, JennAir appliances, a 9' island, and a butler's pantry. Enjoy two elegant living rooms, an exquisite dining nook, and a wet bar ideal for entertaining. The lavish primary suite offers a spa-like ensuite and walk-in closet. Three additional bedrooms each feature their own private ensuites. Main floor office, mudroom with lockers, and designer powder room add function and flair. Basement boasts a state-of-the-art theatre, gym, games room, wet bar, and ample storage. Fully landscaped with Maibec siding, triple-pane windows, heated garage, and premium exterior detailing. Located in one of Edmonton's most desirable neighborhoods.





Built in 2025

#### **Essential Information**

MLS® # E4435849 Price \$2,800,000

Bedrooms 5
Bathrooms 5.50

Full Baths 5 Half Baths 1

Square Footage 3,450 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 13520 101 Avenue

Area Edmonton
Subdivision Glenora
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 0J5

### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke,

Exercise Room, Front Porch, Insulation-Upgraded, Infill Property,

Natural Gas BBQ Hookup

Parking Triple Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator,

Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum Systems, Washer, Water Distiller, Water Softener, Wine/Beverage Cooler,

Stove-Countertop Inductn, Garage Heater

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Hardie Board Siding

Exterior Features Back Lane, Fenced, Landsca

Roof Asphalt Shingles

Construction Wood, Brick, Hardie Board S

Foundation Concrete Perimeter

### **School Information**

Elementary Glenora

Middle Westminister

High Ross Shephard

## **Additional Information**

Date Listed May 11th, 2025

Days on Market 36

Zoning Zone 11



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 June 16th, 2025 at 12:32pm MDT