

## \$675,000 - 10525 134 Street, Edmonton

MLS® #E4452171

**\$675,000**

4 Bedroom, 3.00 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

First time on the market in over 50 years! This well-maintained Glenora home offers 2,048 sq ft above grade plus approx. 1,300 sq ft of finished basement space. The main floor features a flex room/bedroom, full bath, upgraded hardwood, and a curved staircase. Upstairs offers two bedrooms and another full bath, while the basement includes a large rec room, bedroom, laundry/utility area, and third full bath. Unique dual access to the basement includes a hidden staircase. Set on a 50' x 140' lot with mature perennials and an oversized single detached garage (double-width door). Numerous updates include shingles, driveway, garage door, weeping tile, sump pump, furnace, hot water tank, appliances, and more. Located on a quiet, tree-lined street near the River Valley, schools, and downtown. A rare opportunity to renovate, redevelop, or subdivide into two single-family lots. Property sold as-is.

Built in 1948

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452171  |
| Price      | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,049                  |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10525 134 Street |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 2B4          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

Days on Market 75

Zoning Zone 11

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