



Edmonton **North Glenora** **LP:** **\$675,000**
 10954 135 ST NW **T5M 1K2** **SP:**

Listing ID # E4485979 **ACTIVE**
Building Type Detached Single Family
Style 2 Storey
Year Built 2021
Full Baths 3
Half Baths 1
Total Baths 3.1
Tot Flr AG SqFt 1,668.10
Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 154.97

[URL-Virtual Tour](#) [URL-Brochure](#)

Brand New with LEGAL BASEMENT SUITE in desired North Glenora. This 2-storey home boasts over 2,300 sq ft of total living space. This well appointed layout offers an open concept main floor plus a MAIN FLOOR DEN. Kitchen featuring high end BOSCH appliances: built in wall oven, built in wall microwave & INDUCTION stove top. Living room with electric fireplace feature wall leading into your dining space & kitchen with 2 tier island. Main floor den is tucked away at the back of the home & your 2-piece powder room completes this floor. Upper floor primary suite with 5-piece ensuite & walk-in closet, with 2 additional large bedrooms & a 4-piece bath. Legal 1 bedroom basement suite offers open concept living room, dining & kitchen – with island. Your 3-piece bath is ideal for the in-laws (no tub), large bedroom & walk-in closet. Side Separate entrance with sidewalk. Outside your west facing backyard is fully fenced, large deck & a double detached garage. Quick access to Groat Road & Yellowhead Trail.

Directions

Living Room	6.69x4.69	M	Bedroom 3	4.06x2.97	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room		M	Bedroom 4			1	5	U	Yes	Main	74.90	806.22
Kitchen	4.78x3.42	M	Second Living Roo	4.99x4.29	B	2	4	U	No	Upper	80.07	861.87
Family Room			Second Kitchen	3.23x2.93	B	3	2	M	No	Above Grd		
Den	2.83x2.25	M	Bedroom	4.27x3.52	B	4	3	B	No	Lower	64.71	696.54
Bonus Room			Laundry Room		U	5				Below Grd		
Primary Bedrm	4.15x4.10	U	Laundry Room		B	6				Tot Flr AG	154.97	1,668.10
Bedroom 2	5.12x2.83	U				7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-2
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Carpet, Engineered Wood, Vinyl Plank
Features On Street Parking, Deck, Hot Water Tankless

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent Yes
2nd Suite Yes **Permit By Seller** Yes
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** East
Lot Size SqM 283.99 **F x D (m)** x
Zoning
Tax Amount \$3,660.20 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Stove-Induction

Goods Excl

Warranty

Fireplace Yes
FP Fuel Gas
FP Type Insert

Site Features Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	