

Edmonton		**North Glenora**	**LP: $650,000**
10954 135 ST NW		T5M 1K2	SP:

ACTIVE

Listing ID #	E4514283		
Building Type	Detached Single Family		
Style	2 Storey	**Sold Date**	
Year Built	2021	**Bedrooms Above**	3
Full Baths	3	**Bedrooms Total**	4
Half Baths	1	**Basement**	Full
Total Baths	3.1	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,668.10	**Tot Flr AG SqM**	154.97

Brand New, never lived in, w/ 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 w/ electric fireplace feature wall leading into your dining space & kitchen w/ 2 tier island. Main floor den is tucked away at the back of the home & 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 – w/ island. Your 3-piece bath is ideal for the in-laws (no tub), large bedroom & walk-in closet. Side Separate entrance w/ sidewalk. Outside your west facing backyard is fully fenced, large deck & 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	**Construction**	Wood Frame
Heat Type	Forced Air-2	**Basement**	Full / Fully Finished
Foundation	Concrete	**Separate Ent**	Yes
Roof Type	Asphalt Shingles	**2nd Suite**	Yes **Permit By Seller** Yes
Exterior	Stone, Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Engineered Wood, Vinyl Plank	**Garden Suite**	**Permit**
Features	On Street Parking, Deck, Hot Water Tankless	**Lot Shape**	Rectangular **Front Expsure** East
		Lot Size SqM	**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
Site Features	Back Lane, Fully Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks	**FP Fuel**	Gas
		FP Type	Insert
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	Double Garage Detached		
Road Access	Paved	**Park Encl/Tot**	/ **Garage Dim**

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