

# \$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
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Exterior Features    Back Lane, Fenced, Landscaping  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Hardie Board Siding  
Foundation          Concrete Perimeter

**School Information**

Elementary            Glenora  
Middle                 Westminister  
High                    Ross Shephard

**Additional Information**

Date Listed            May 11th, 2025  
Days on Market       45  
Zoning                  Zone 11



UPPER FLOOR PLAN - 1678 SQ. FT.



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