

# \$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 48  
Zoning Zone 11



UPPER FLOOR PLAN - 1678 SQ. FT.



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