

Courtesy Of Caitlin Kanizaj and Steve P Kanizaj Of MaxWell Progressive

# \$1,790,000 - 10506 131 Street, Edmonton

MLS® #E4429937

**\$1,790,000**

4 Bedroom, 3.50 Bathroom, 3,156 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Welcome to Glenora luxury at it's finest! This stunning Tudor infill boasts old world charm & modern touches w nearly 4700 dev sqft. Built by award winning Kimberley Homes. The main floor greets you with 10' ceilings, 8' doors, dining rm w custom hutch & indoor/outdoor patio drs, spacious den w window bench, kitchen that will knock your socks off c/w wolf appliances, butler's pantry connecting to dining rm, built in banquette seating that opens into the living room w custom indoor/outdoor patio doors, brick faced FP & wine bar, mudroom c/w custom millwork & details. 2nd floor boasts 9' ceilings, loft space, spacious laundry rm, 2 lrg bdrms w WICs, main bath w shower rm & freestanding tub, primary w fireplace, dressing rm & spa ensuite w freestanding tub. Fully finished bsmt has 9' ceilings huge rec rm w wet bar, gym, 4th bdrm, main bath & tons of storage. Situated on a quiet street near the ravine close to all amenities & amazing schools A GEM READY TO BE CALLED HOME! Blinds, A/C and landscaping included.



Built in 2022

## Essential Information

MLS® #	E4429937
Price	\$1,790,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,156
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10506 131 Street
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1Y4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Wet Bar, Infill Property, HRV System
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Furniture Included, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaping, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Glenora School
Middle	Westminster School
High	Ross Sheppard School

## Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	Zone 11



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