



## 13939 109A Avenue Edmonton AB

\$439,900

Looking for a home with character? Don't miss this charming bi-level situated in a peaceful cul-de-sac in North Glenora. Owned by the same family for years, this property features an impressive oversized reverse pie lot. Upon entering, you'll find an open foyer leading to a spacious living room with a large picture window, a cozy wood-burning fireplace, and built-in shelves that add a decorative touch. The formal dining room provides the perfect space for family gatherings, and the kitchen has been updated over time to offer ample storage with plenty of cabinets and shelving. The main level includes two well-sized bedrooms and a 4-piece bathroom. The lower level offers even more space with a full laundry room, a family room, a library, and a den. Outside, the oversized heated garage (25 ft x 23.5 ft) easily accommodates two vehicles and includes a workbench area. A shed and gardening tools complete this fantastic offering. Act quickly as this great family home won't last.

Listing Presented By:



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