

## \$799,000 - 13538 Stony Plain Road, Edmonton

MLS® #E4426590

**\$799,000**

3 Bedroom, 2.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Nestled in the coveted community of Glenora, this Timber Haus custom masterpiece is truly remarkable. Welcome to the Glenora Farm Haus, a unique take by this prestigious builder on the farmhouse design concept. This 3 bdrm home sits on a full sized, 33' wide lot, and boasts a double attached garage & suite-ready bsmt w/ a customizable side entrance as well as 9ft ceilings in both the bsmt and main lvl. Prepare to be enchanted by panoptic black wrapped windows filled with dazzling SW exposure. The main floor offers an open concept layout, designed for entertaining, w/ a spacious kitchen, discreet yet full sized pantry & sunny office/reading space. Upstairs, the primary bdrm feat. iconic vaulted ceilings & a sweeping ensuite bathroom complete w/ a soaker tub & Jack-and-Jill attached Laundry room. Located in one of the most desirable areas of the city, this home is within walking distance to unique local shops, the Edmonton river valley, Downtown, and so much more. Welcome home!

Built in 2022

### Essential Information

MLS® # E4426590

Price \$799,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13538 Stony Plain Road
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3P6

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Infill Property
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Corner Lot, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Glenora School (K-6)
Middle	Westminster (7-9)
High	Ross Sheppard (10-12)

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	48
Zoning	Zone 11

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